

#### **Property Features**

Size:	17,800 sq.ft.
Office:	1,620 sq.ft.
Warehouse:	16,180 sq.ft.
Loading:	1 Drive in- 20' x 20'
	1 Drive in- 8' x 8'
	2 Drive in- 18' x 18'
<b>Ceiling</b> :	24' Clear (18' under hook)
Power:	1,200 Amp, 208 Volt, 3 Phase
Crane:	1 x 5 Ton
	1 x 7 Ton
	1 x 10 Ton
Zoning:	I-G Industrial General
Asking Rate:	Market
Op Costs:	\$3.83/sq.ft. est.
<b>Possession</b> :	30 Days

#### Features:

- Clear span shop with multiple overhead cranes
- Heavy power
- Freestanding building
- Ideal for fabrication
- Make up air
- LED Lighting in shop



Mike Blayney - Associate Broker mike@cmsrealestateltd.com 403-969-7355



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# 7560 48 Street SE

## Photos









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## Plans

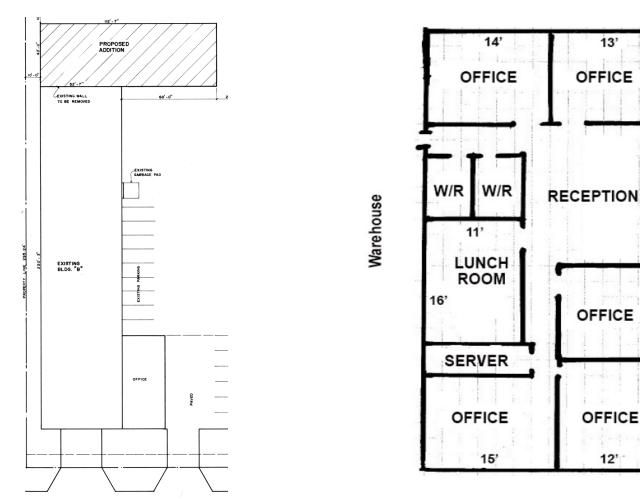
## 7560 48 Street SE

18

12'

14

Parking Area



<image>

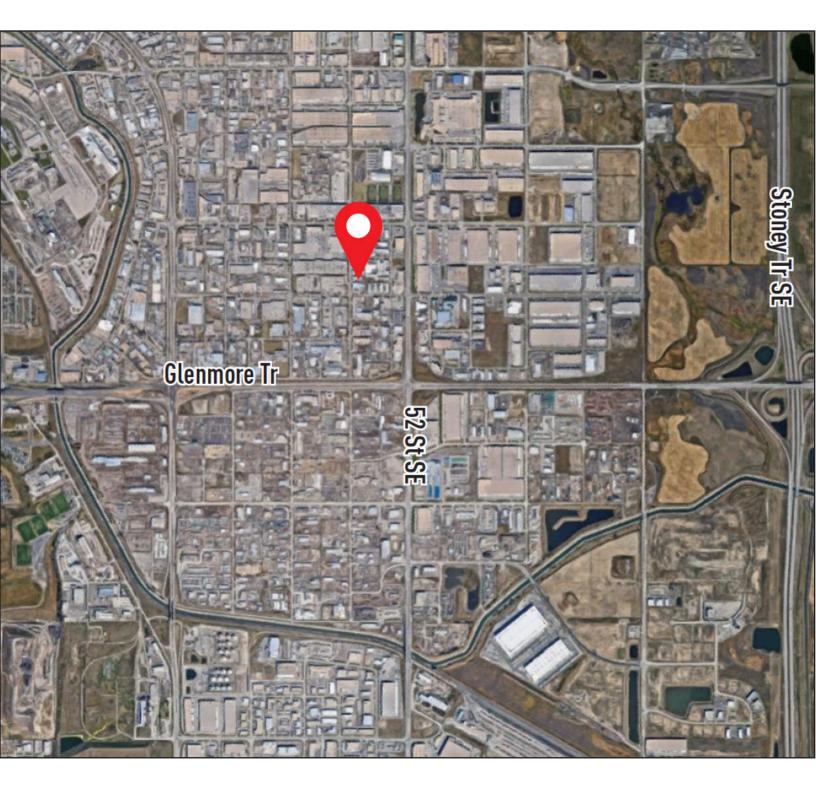
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## Location

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