

# 5010 76 Ave SE



## For Lease Freestanding Industrial

### Property Features

**Size:** 13,256 sq.ft.  
**Office:** 2,349 sq.ft.  
**Warehouse:** 10,907 sq.ft.  
**Loading:** 1- 20' x 20' Drive In  
1- 18' x 18' Drive In  
**Power:** 600 Amp, 208 Volt, 3 Phase (TBV)  
**Zoning:** I-G Industrial General

**Asking Rate:** Market  
**Op Costs:** \$5.90/sq.ft.

**Possession:** July 1, 2025

#### Additional Features:

- Freestanding building in Foothills Industrial area
- Fenced yard
- Make up air
- Heavy power
- Two Cranes with 16' hook height:  
1 x 7.5 Ton  
1 x 3 Ton
- Reception area, 7 offices, lunchroom
- New LED Lighting
- Great location with easy access to all major routes

**Mike Blayney** - Associate Broker  
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403-969-7355



### CMS Real Estate Ltd.

#200, 136- 17 Ave NE Calgary, AB T2E 1L6

403-291-0425 [www.cmsrealestateltd.com](http://www.cmsrealestateltd.com)

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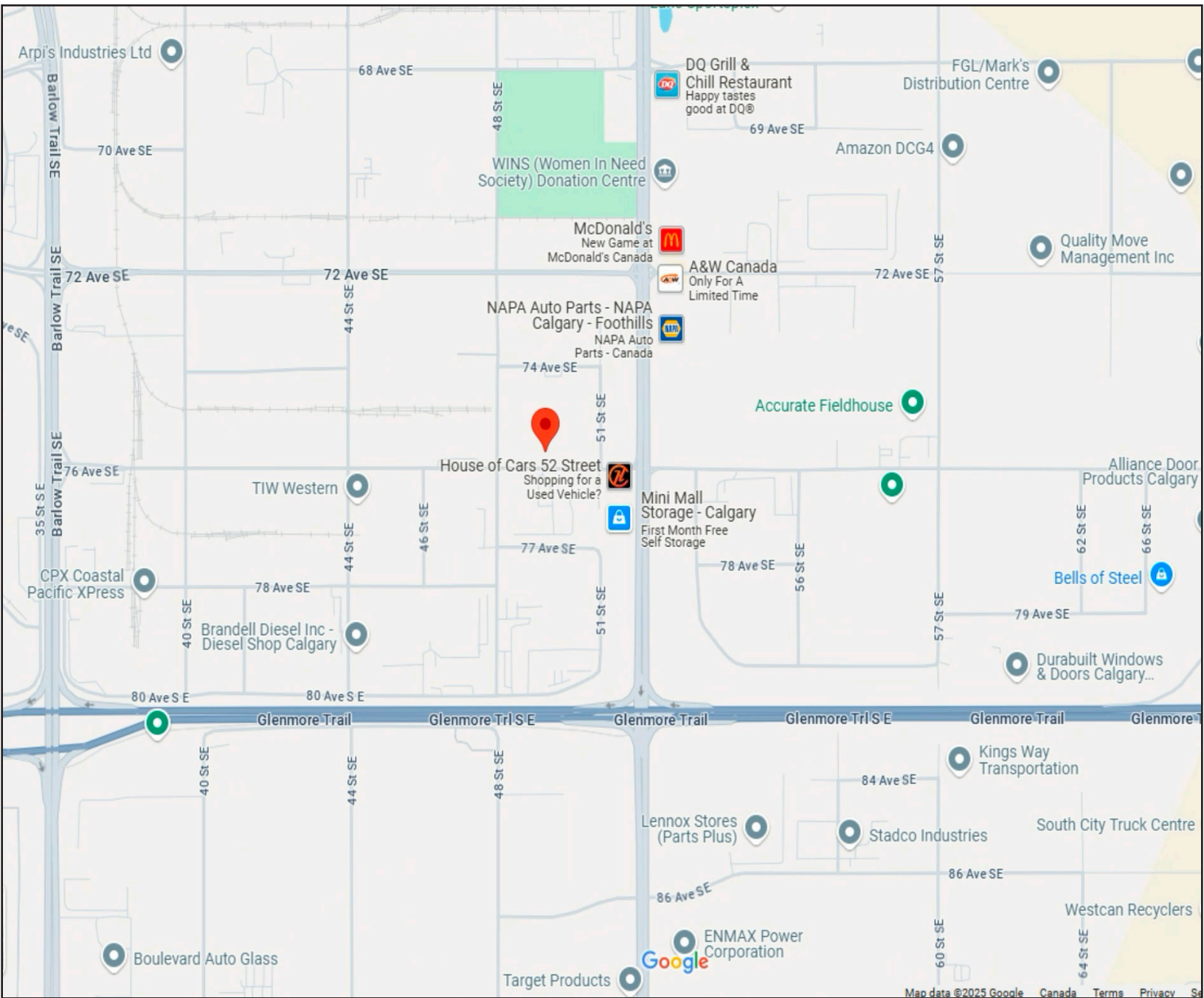
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**The information contained herein is based upon the information furnished by the principal sources, which we deem reliable - for which we cannot assume responsibility, but which we believe to be correct.**



# Location

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