

7555 51 Street SE & 5151 74 Avenue SE



## For Lease Fabrication Shop

### 7555 51 Street SE

**Size:** 23,180 sq.ft. Total  
**Shop:** 16,380 sq.ft. (63' x 260')  
**Paint Booth:** 5,000 sq.ft.  
**Office:** 1,800 sq.ft.  
**Covered Yard:** 18,882 sq.ft.

### 5151 74 Avenue SE

**Size:** 13,990 sq.ft. Total  
**Shop:** 12,190 sq.ft. (53' x 230')  
**Office:** 1,800 sq.ft.  
**Covered Yard:** 15,000 sq.ft.

**Total Size:** **37,170 sq.ft.**  
**Must be leased together**

### Property Features

**Loading:** Two 20' x 20 Drive In  
Two 24' x 24' Drive In  
**Power:** 1,000 Amp, 3 Phase, 208 Volt  
**Zoning:** I-G Industrial General  
**Cranes:** 22  
**Make- Up Air**

**Asking Rate:** Market  
**Op Costs:** \$5.55/sq.ft.

**Possession:** 60- 90 Days

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



**CMS Real Estate Ltd.**

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

403-291-0425 www.cmsrealestateltd.com



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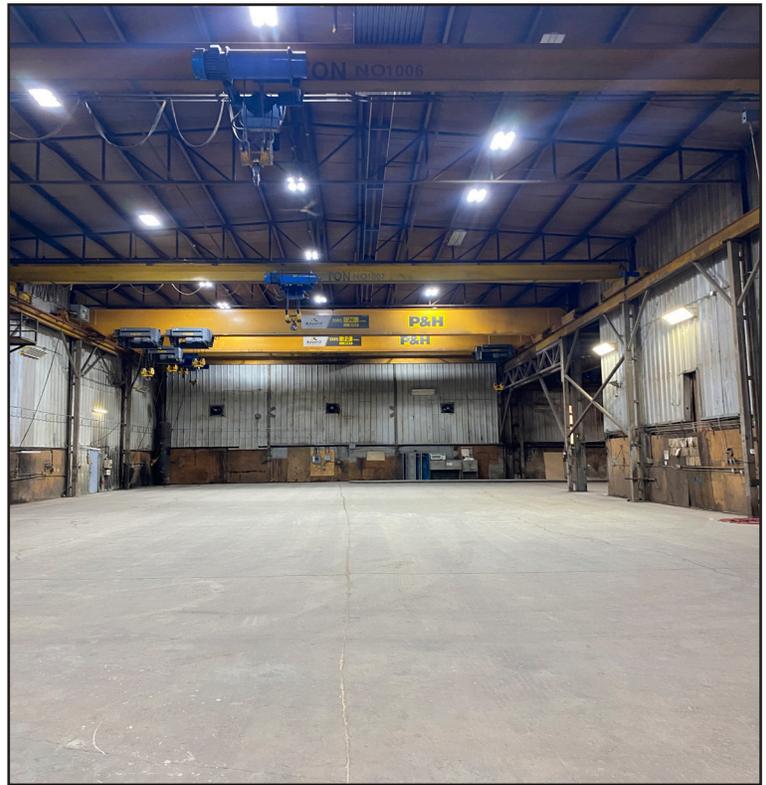
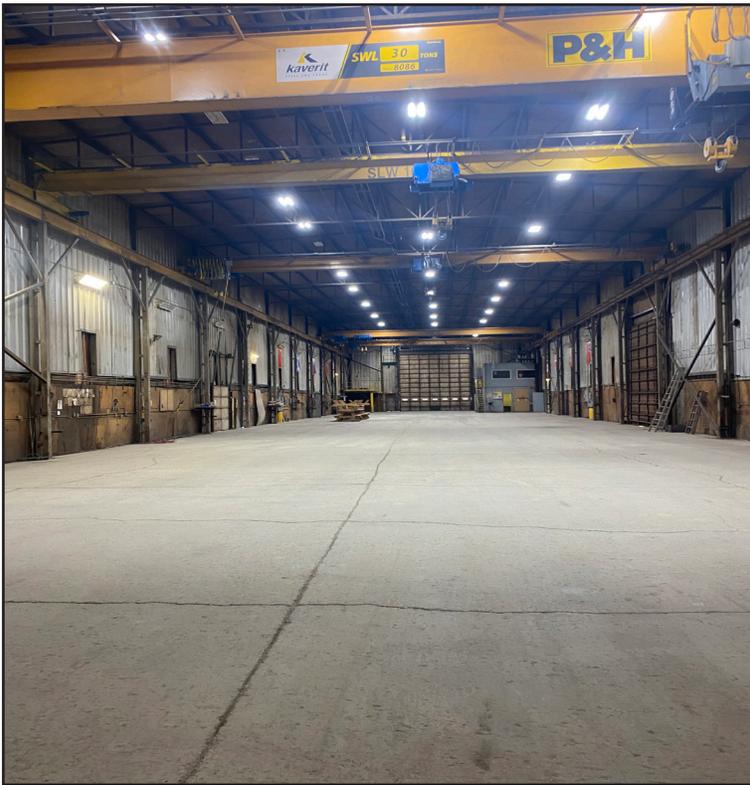
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# PHOTOS

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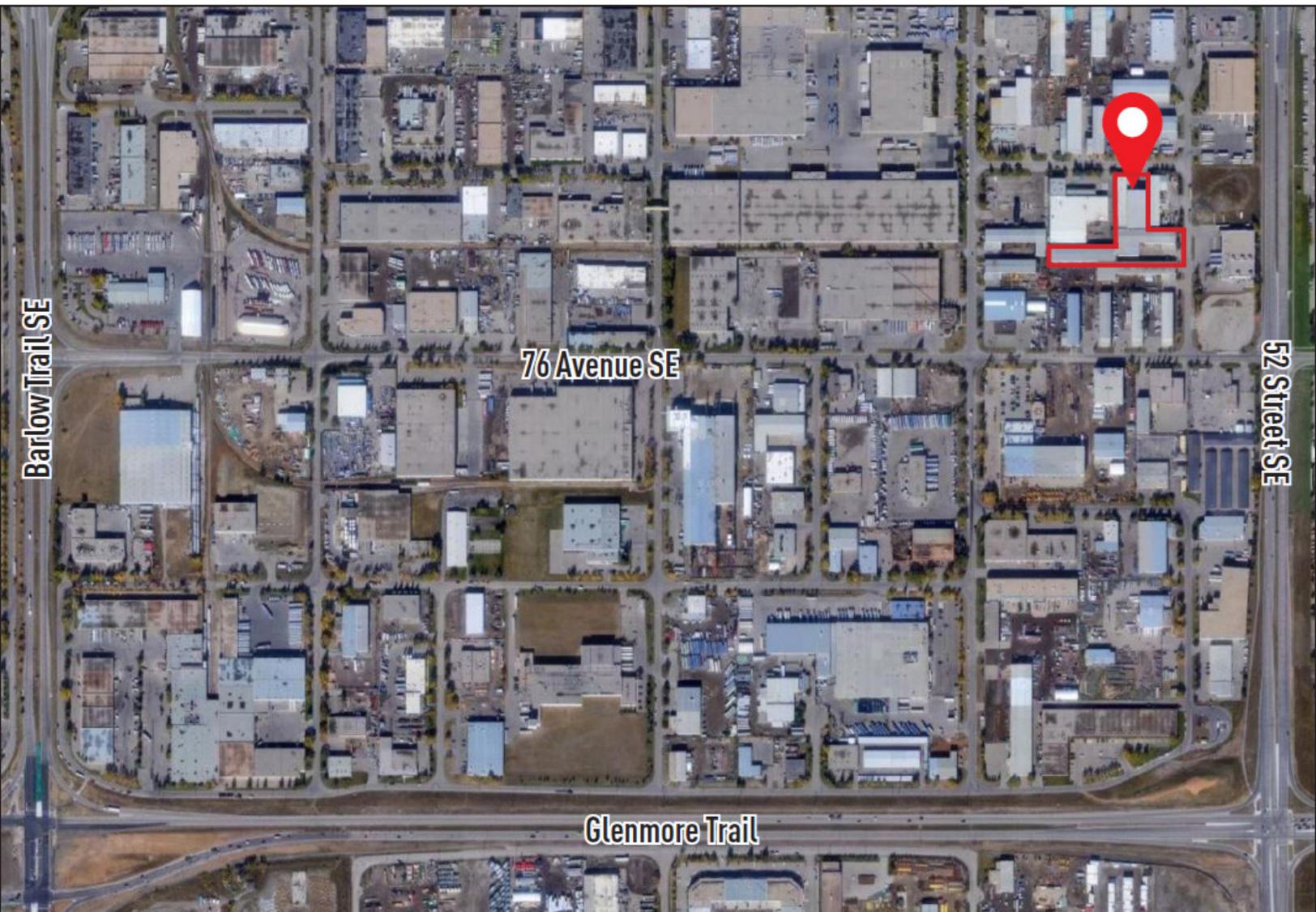
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# LOCATION

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