

# 7555 51 Street SE & 5151 74 Avenue SE



## For Lease Fabrication Shop

### 7555 51 Street SE

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

### 5151 74 Avenue SE

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

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

### Property Features

<b>Loading:</b>	Two 20' x 20 Drive In Two 24' x 24' Drive In
<b>Power:</b>	1,000 Amp, 3 Phase, 208 Volt
<b>Zoning:</b>	I-G Industrial General
<b>Cranes:</b>	22
<b>Features:</b>	Make- Up Air New LED Lighting

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

**Possession:** Immediate

**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



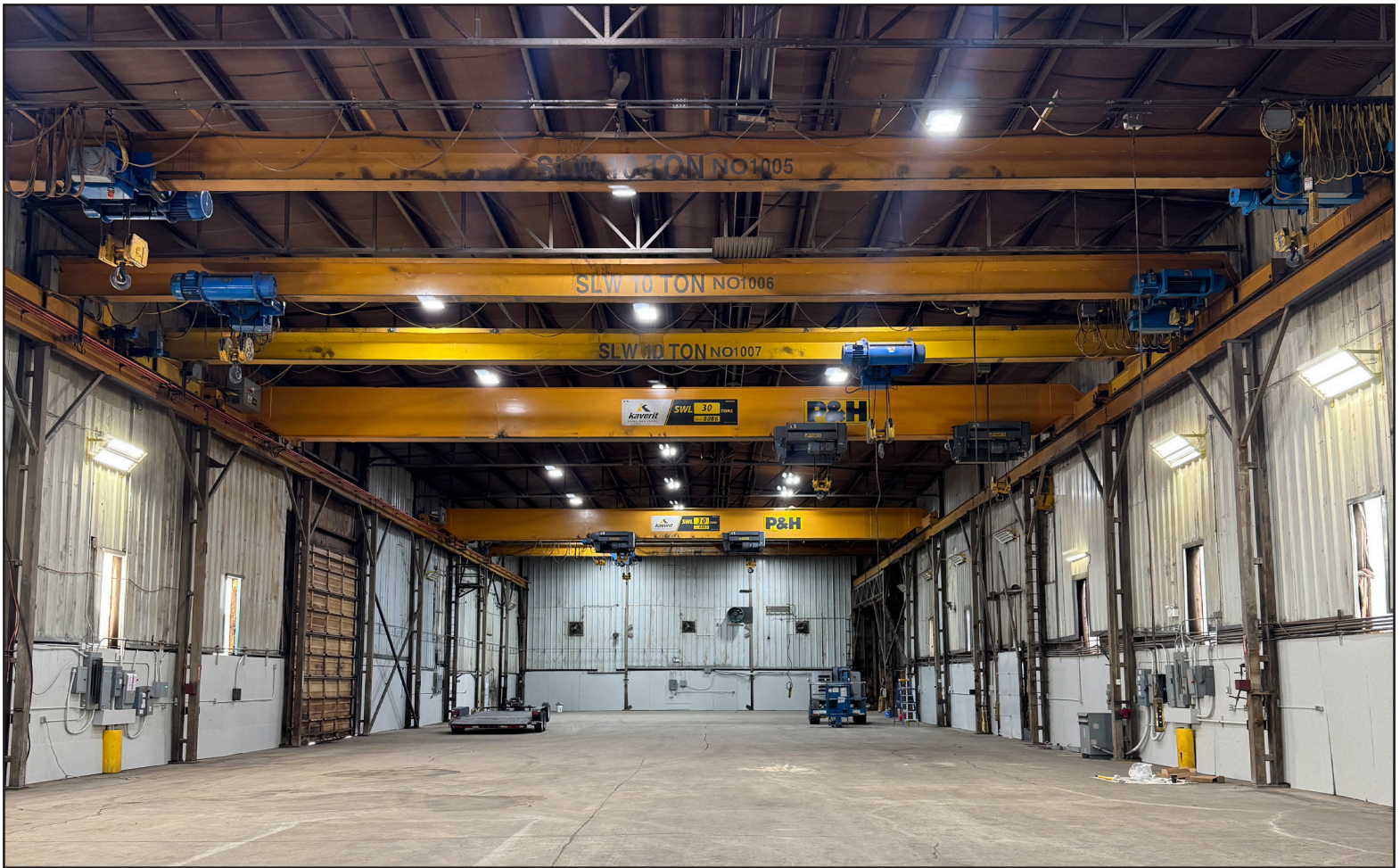
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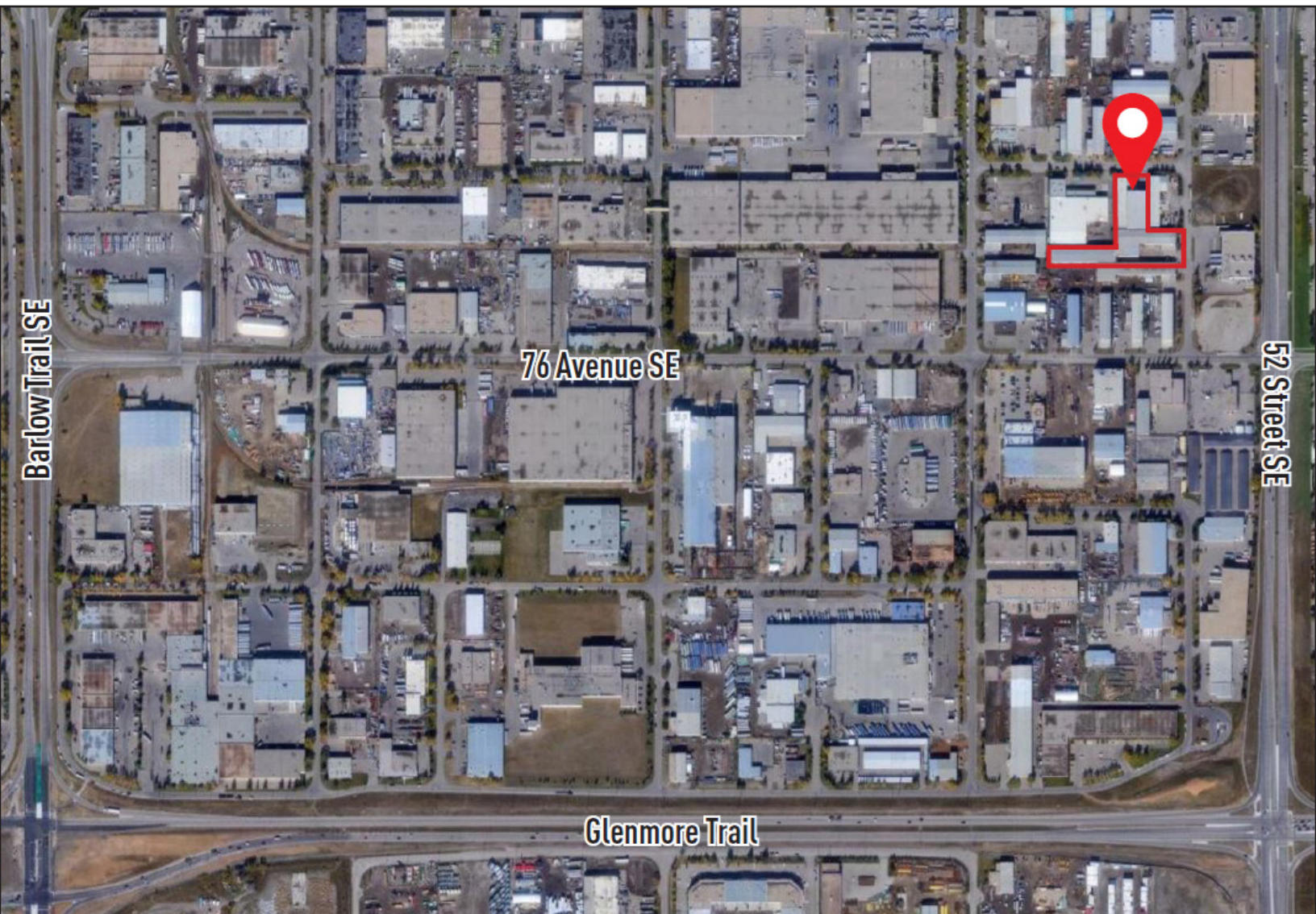
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# LOCATION

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"The information contained herein is believed to be true but does not form part of any future contract. The property is subject to sale, withdrawal or price change without notice." 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.