

For Lease



SHOP/WAREHOUSE WITH OFFICE

5039 72 AVENUE SE
CALGARY, ALBERTA



HIGHLIGHTS

- Freestanding industrial building featuring heavy POWER, cranes and secured fenced yard.
- Highly visible on 72 Ave SE.
- Close to all major routes.

PROPERTY DESCRIPTION

Lease Rate:	Market
Op. Costs:	\$3.53 psf.
Total Area:	17,520 sq. ft.
Warehouse Area:	15,120 sq. ft. clear span shop 240'x63'
Office Area:	2,400 sq. ft. 30'x80'
Ceiling:	26'
Site Size:	1.4 acres with fenced yard
Possession:	Immediate

BUILDING DETAILS



Power

1000 Amp
3 Phase 208 Volt



Zoning

I-G
Industrial General



Crane

One 10 Ton Bridge
w/ 2-5 Ton hoists



Loading

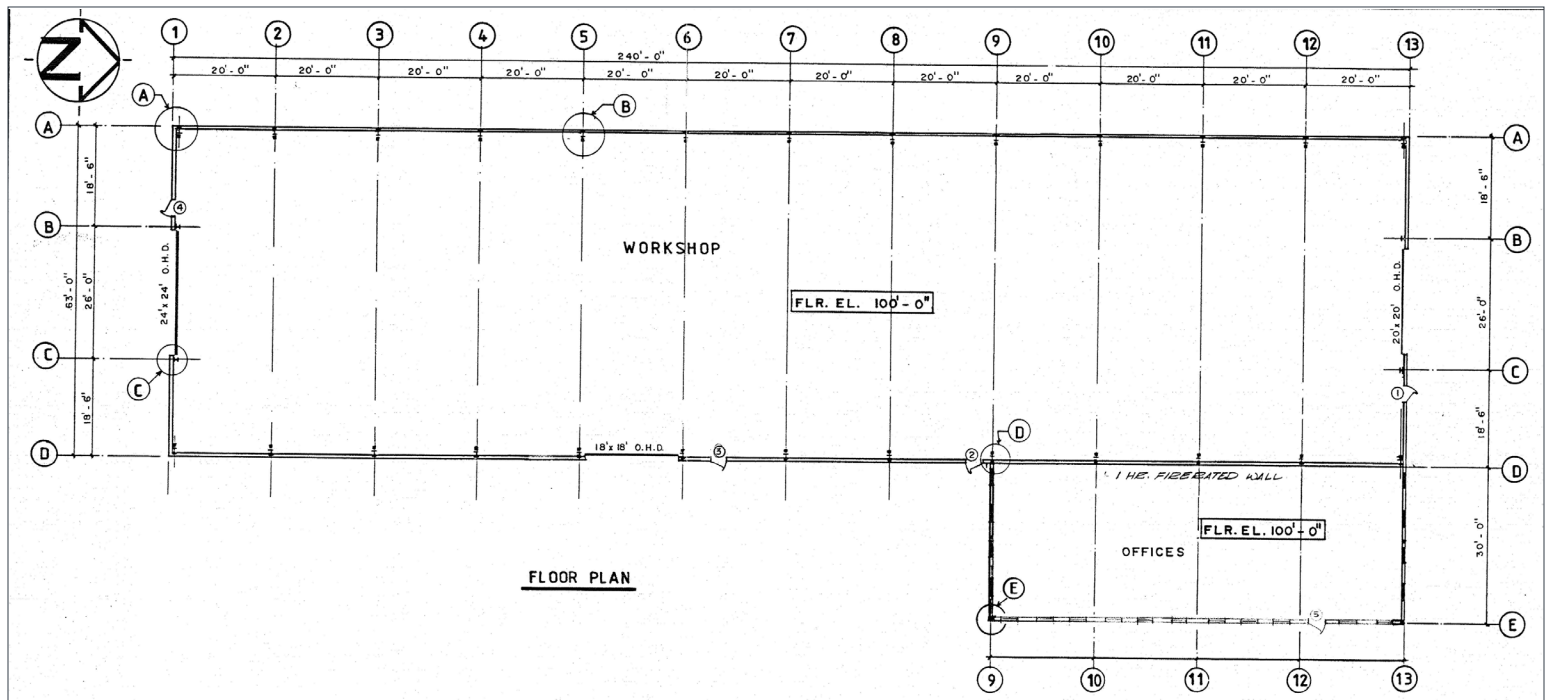
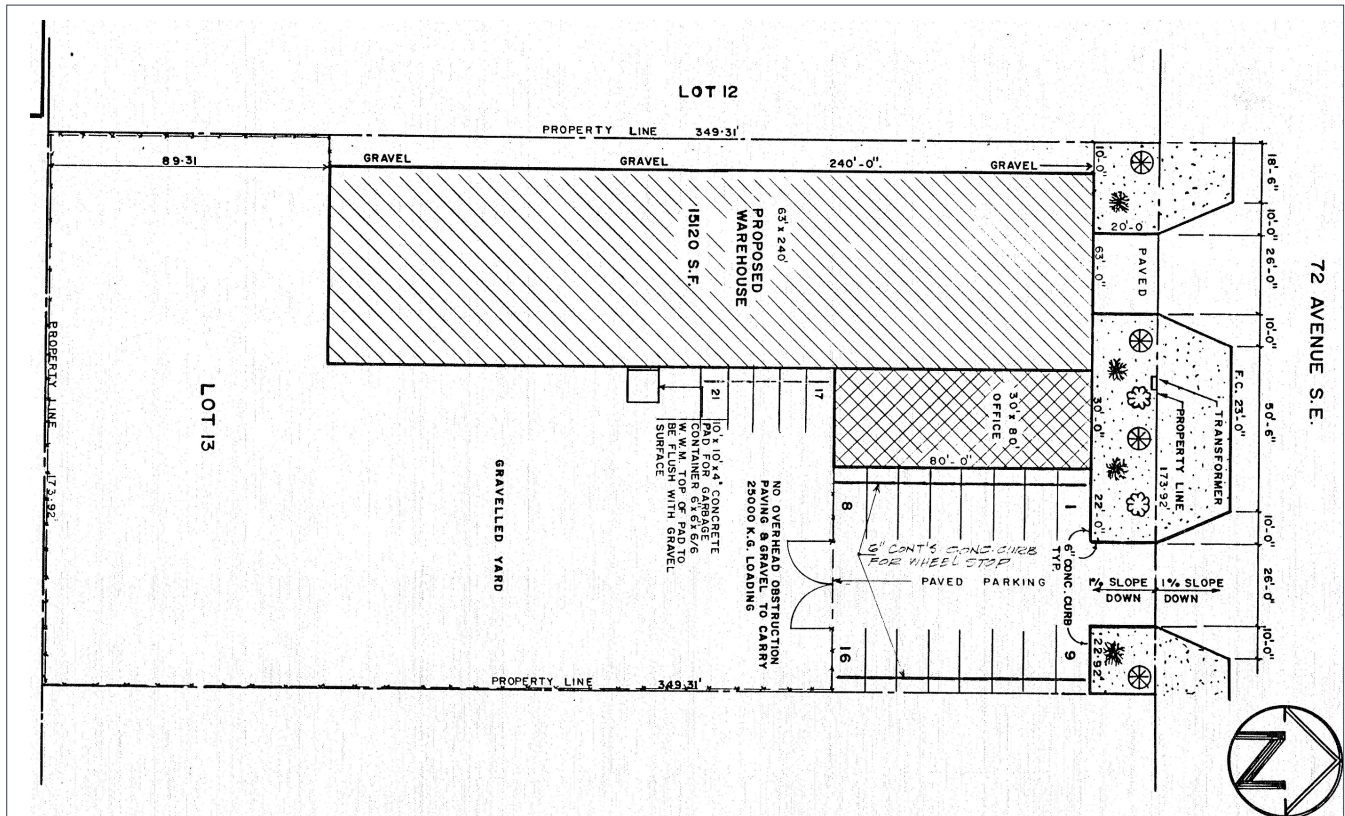
One 18'w x 18'h Drive In
One 20'w x 20'h Drive In
One 24'w x 24'h Drive In

HEAD OFFICE
Suite 300, 1324 - 11 Avenue SW
Calgary, Alberta T3C 0M6
Toll Free 1.800.750.6766
AvenueCommercial.com

AVENUE | Commercial
Real Estate Solutions

SITE PLAN/FLOOR PLAN

5039 72 Avenue SE, Calgary, Alberta



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Suite 300, 1324 - 11 Avenue SW
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Main 403.802.6766

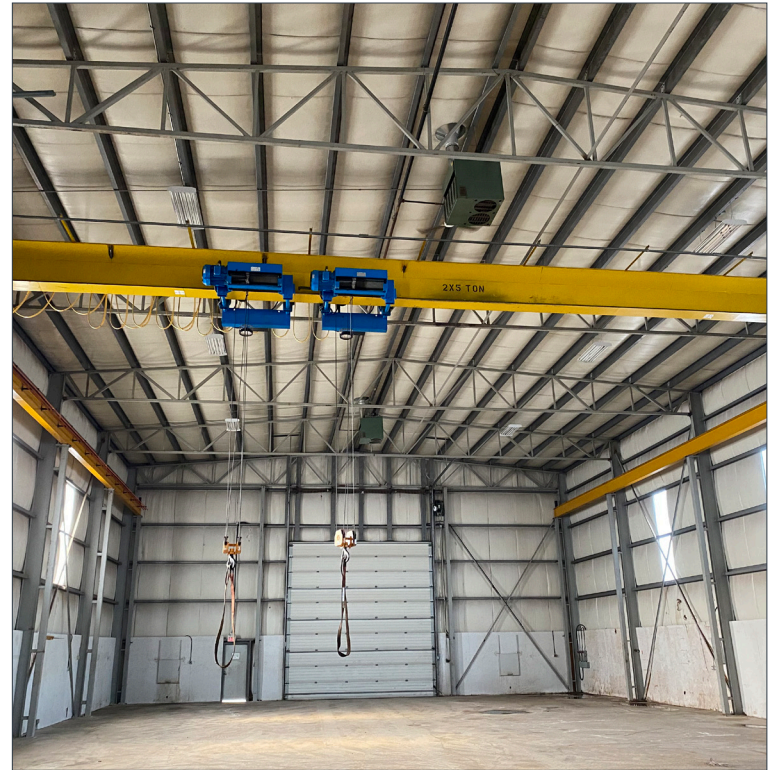
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PHOTOS

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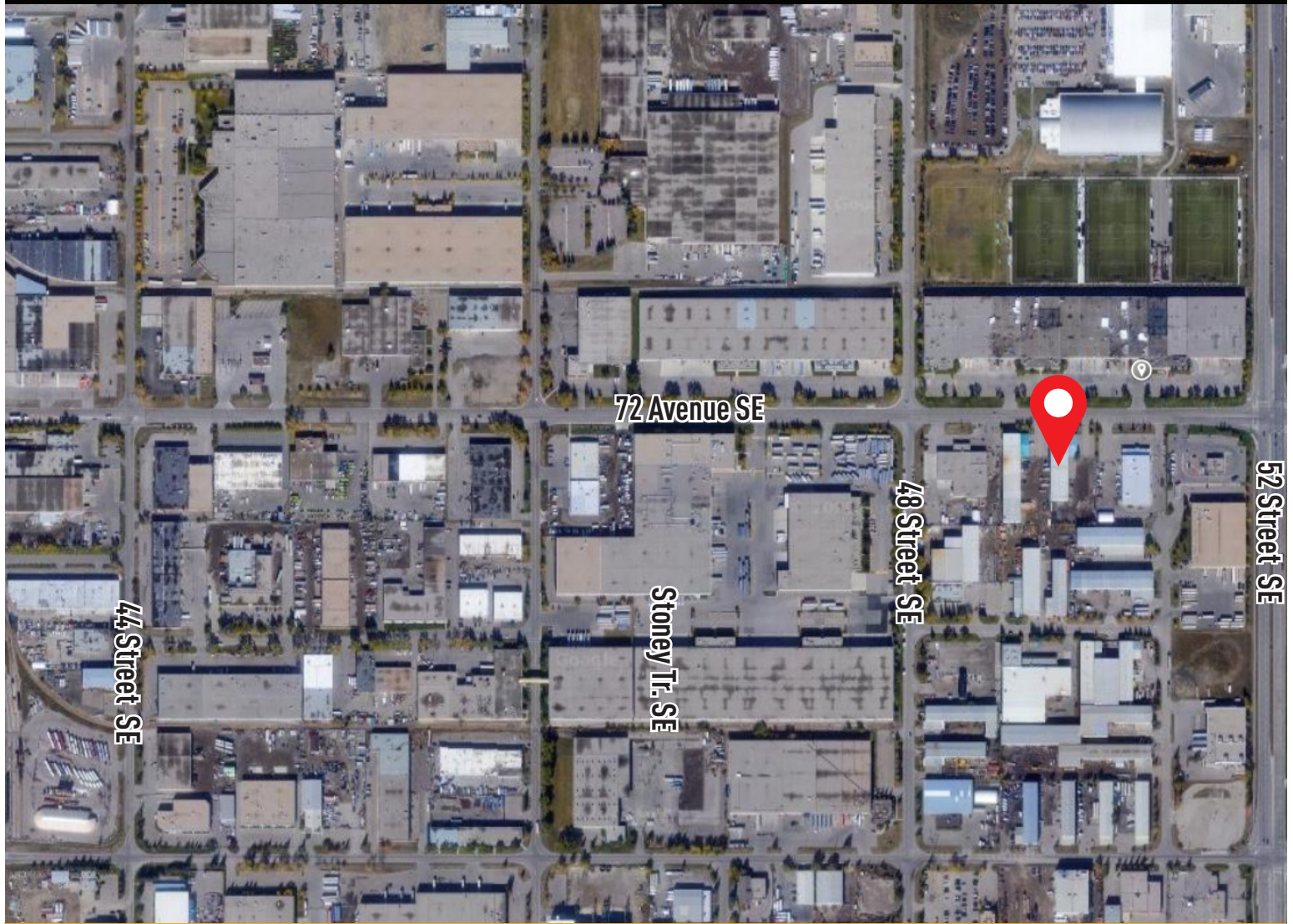
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LOCATION

5039 72 Avenue SE, Calgary, Alberta



CHOOSE YOUR AVENUE

Commercial / Residential / Financing / Property Management / Investments

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