

14,885 SF Available

SLATE



For Lease



**FOOTHILLS NORTH
5213 - 52 Street SE
Calgary, AB**

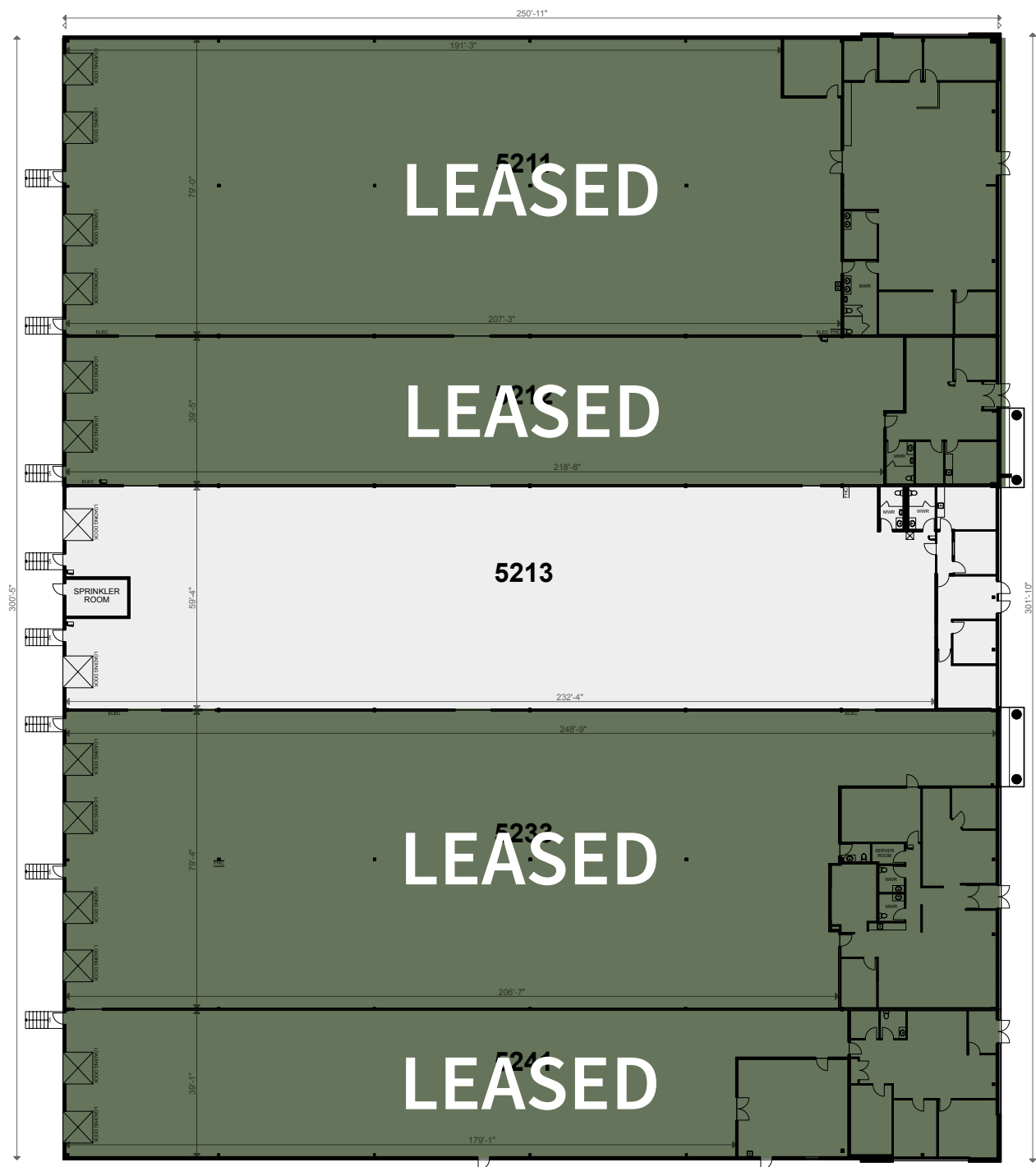
- Multi-tenant industrial building with direct exposure to 52nd Street SE
- 14,885 s.f. available
- Ample on-site double row parking
- Large truck marshalling area
- Available immediately
- Potential for small storage yard

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5213 - 52 Street SE, Calgary, AB



ZONING:
I-G (Industrial General)

YEAR BUILT:
1998

OP.COST: (2024)
\$5.85 per s.f.

SPRINKLERS:
ESFR

CEILING HEIGHT:
24' clear

ASKING RENT:
Market

Bay Details

UNIT NO.	WAREHOUSE (S.F.)	OFFICE (S.F.)	TOTAL SIZE (S.F.)	LOADING	POWER
5211	LEASED				
5212	LEASED				
5213	13,839	1,046	14,885	2 (8'x10') dock doors	100 amp 347/600 volt (TBV)
5233	LEASED				
5241	LEASED				



Loading & Location

SLATE



Driving Distance

(Approx.)

Glenmore Trail → 4 min.

Deerfoot Trail → 7 min.

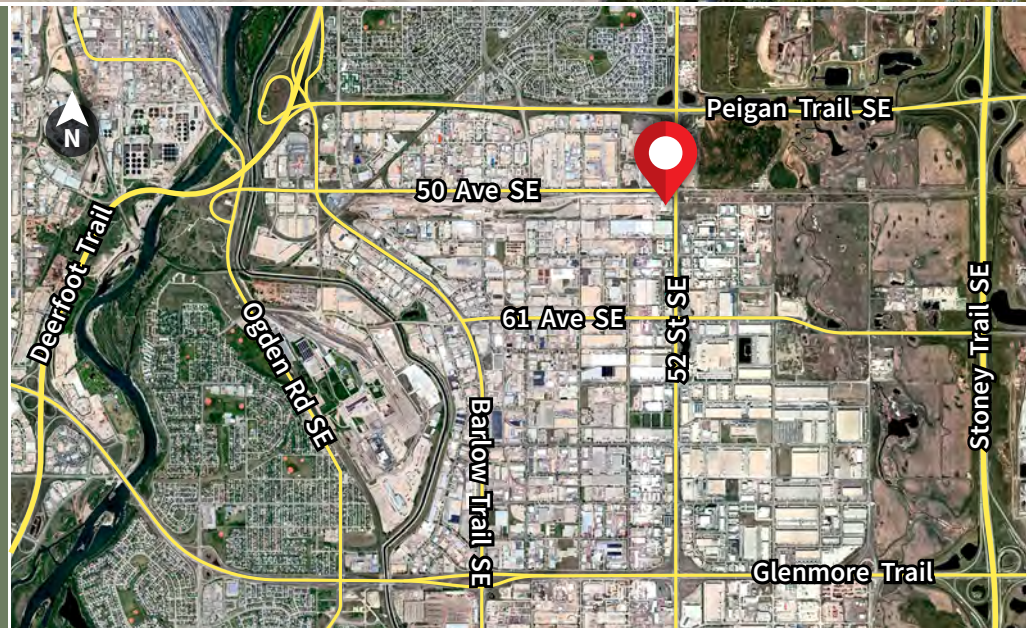
Trans-Canada Hwy → 10 min.

Stoney Trail East → 5 min.

Stoney Trail South → 13 min.

Calgary Airport → 10 min.

Downtown Calgary → 11 min.



Contact us for more Information



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