



For sale or lease

58,738 square feet on 2.55 acres 5310 - 1st Street SW, Calgary

- Central market space
- Dock and drive-in loading
- Multiple demising scenarios
- Layout can be reconfigured
- Close proximity to downtown and central southeast roadways





District	Manchester	
Zoning	I-G (Industrial General)	
Site Size	2.55 acres	
Building Size	Office:	6,990 SF
	Warehouse:	36,341 SF
	Production:	11,827 SF
	Mezzanine:	3,580 SF
	Total:	58,738 SF
	Multiple demising scenarios available for lease	
Ceiling Height	24' clear	

Sale Price	Market	
Property Tax	\$162,623.08 (2025)	
Lease Rate	Market	
Op. Costs	\$4.75 PSF (2024)	
Heating	Forced air	
Loading	9 dock doors	
	1 drive-in door	
	Potential for additional 2 dock doors	
Power	600 amps, 600 volts	
Parking	72 surface stalls	





Approximate Drive Times

Transportation Routes

- Glenmore Trail 5 min
- Deerfoot Trail 9 min
- Trans-Canada Hwy **15 min**

Destination Places

- Chinook Centre 7 min
- Downtown Calgary 11 min
- Calgary Int'l Airport 36 min

jll.ca

Contact us for more information

jll.ca

Ryan Haney Lead Broker

Executive Vice President +1 403 456 2221 ryan.haney@jll.com

Austin Smith

Vice President +1 403 456 2197 austin.smith@jll.com

Troy Robinson

Associate +1 403 670 7353 troy.robinson@jll.com

Marshall Toner

EVP, National Industrial +1 403 456 2214 marshall.toner@jll.com

Chris Saunders

Executive Vice President +1 403 456 2218 chris.saunders@jll.com

Carey Koroluk

Vice President +1 403 456 2346 carey.koroluk@jll.com

Copyright © 2025 Jones Lang LaSalle IP, Inc. All rights reserved. All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither JLL nor any of its clients accepts any liability for loss resulting from reliance on such information. No part of this publication may be reproduced by any means, whether graphically, electronically, mechanically or otherwise howsoever, including without limitation photocopying and recording on magnetic tape, or included in any information store and/or retrieval system without prior written permission of Jones Lang LaSalle IP, Inc. | JLL Calgary: Bankers Hall East, 855 - 2 Street SW, Suite 3900, Calgary, AB T2P 4J8