

# For lease

# Free-Standing Class A Manufacturing Facility 5616 - 80 Avenue SE

- Easy access to major transportation routes
- 87,743 s.f. facility on 6.34 acres
- Corner location, multiple access points to property
- Crane serviced building
- Heavy power
- Paved storage yard

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Short legal	1312617; 3; 13			
District	Great Plains			
Zoning	I-G (Industrial General)			
Year of construction	1997			
Site size	6.34 acres			
Parking	130 passenger vehicle stalls			
Building size	Office: 7,693 s.f. 2nd floor office: 8,042 s.f. Shop office: 2,008 s.f. Shop office mezzanine: 2,008 s.f. Warehouse: 67,992 s.f. Total: 87,743 s.f.			
Ceiling height	28' - 29' clear			
Loading	1 drive-in (8'x8') 1 drive-in (16'x18') 1 drive-in (22'x18') 2 drive-in (14'x16') 2 dock (8'x10') with levelers, lights			
Cranes	7 x 2 ton 4 x 5 ton 3 x 12 ton 1 x 15 ton 1 x 25 ton			
Power	1,200 amps @ 277/480 volts 2,000 amps @ 600 volts			
Lighting	Metal halide and T5 in warehouse			





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- Radiant heat in warehouse
- Make-up air in warehouse
  1 @ 7,000 CFM rooftop
  1 @ 8,000 CFM rooftop

  - 1 @ 20,000 CFM ground

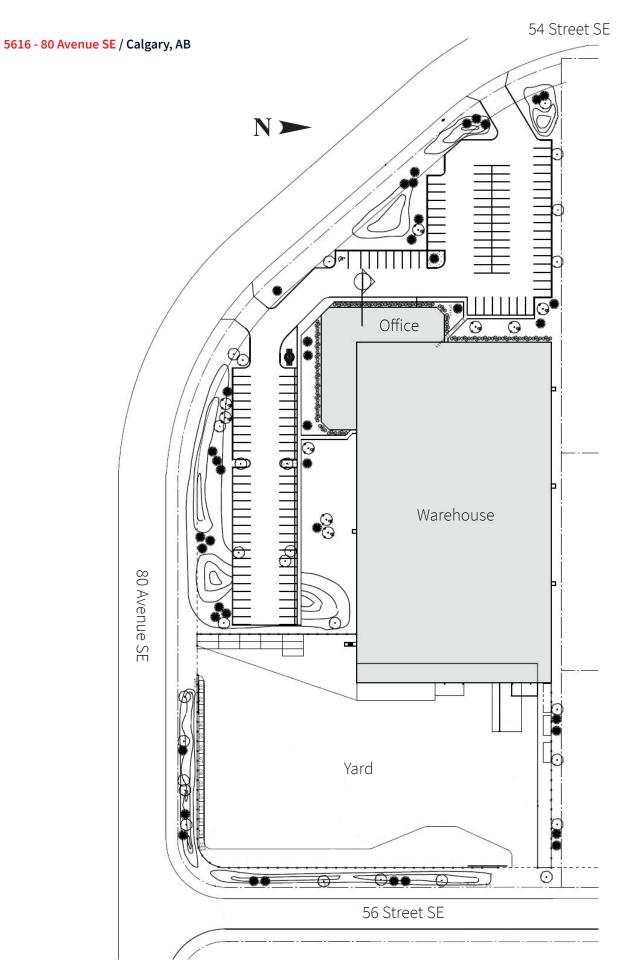
## **Additional** improvements

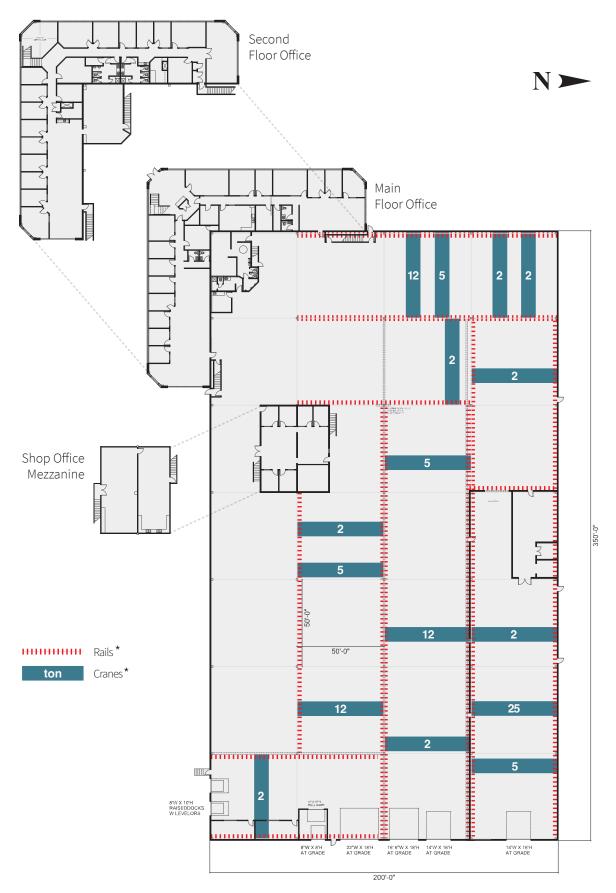
- Fully sprinkleredRecent office upgradesPaved and fenced yard

August 2024 **Available:** 

\$4.50 p.s.f. **Op. Costs** 

Market **Lease Rate:** 





<sup>\*</sup>Rail and crane placement may not be exactly to scale.
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# Drive Times (Approx)

## **Transportation Routes**

• Deerfoot Trail 9 min.

• Trans-Canada Hwy 15 min.

• Ring Road: Stoney Trail E 7 min.

#### **Destination Areas**

Downtown Calgary

20 min.

• Calgary Airport 25 min.

# Contact us

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