



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



Mechanical

- Radiant heat in warehouse
- Make-up air in warehouse
 - 1 @ 7,000 CFM rooftop
 - 1 @ 8,000 CFM rooftop
 - 1 @ 20,000 CFM ground

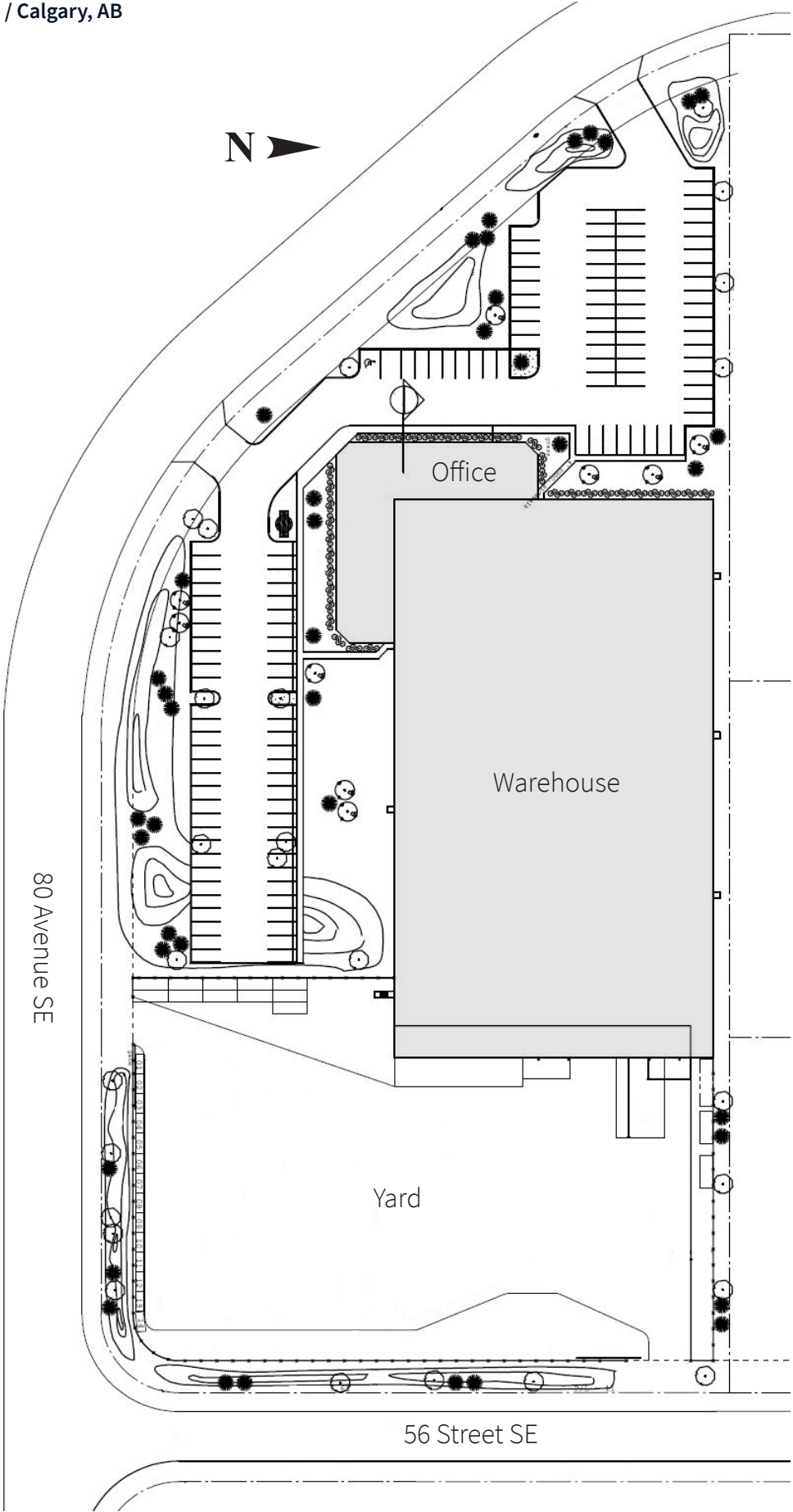
Additional improvements

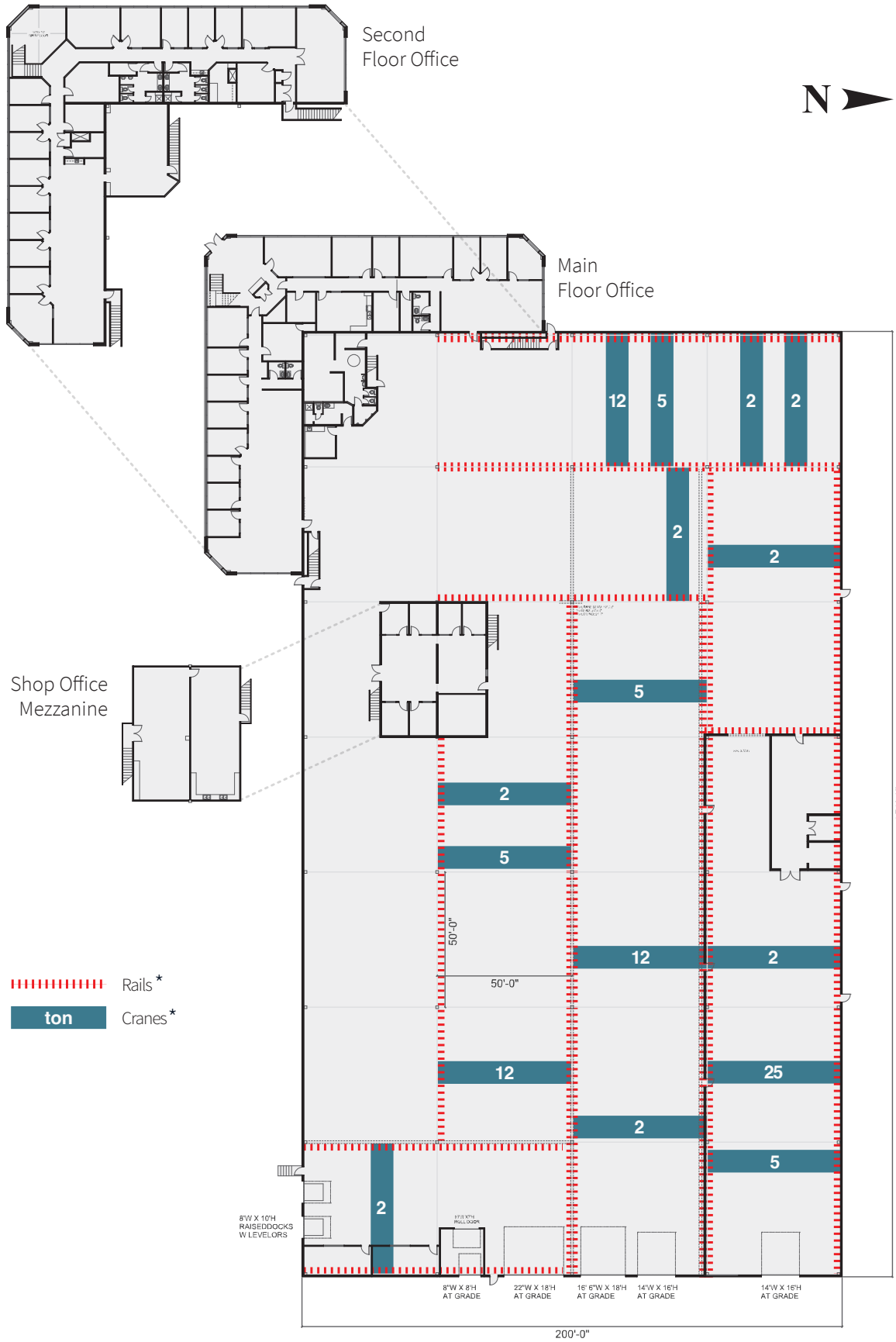
- Fully sprinklered
- Recent office upgrades
- Paved and fenced yard

Available: August 2024

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

Lease Rate: Market





*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

jll.ca

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