 **JLL** SEE A BRIGHTER WAY

**ChoiceProperties**

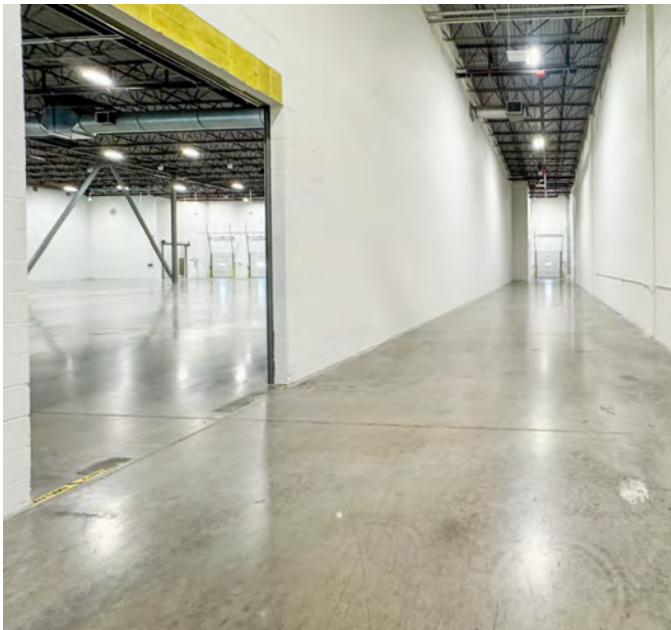
# For lease

6900 - 54 Street SE, Unit 110 Calgary, AB

- A-Class industrial space in southeast Calgary
- Located in Great Plains Industrial Park
- Exceptional loading ratio

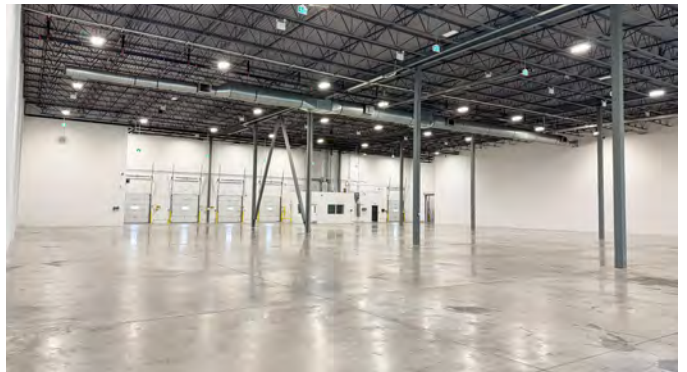
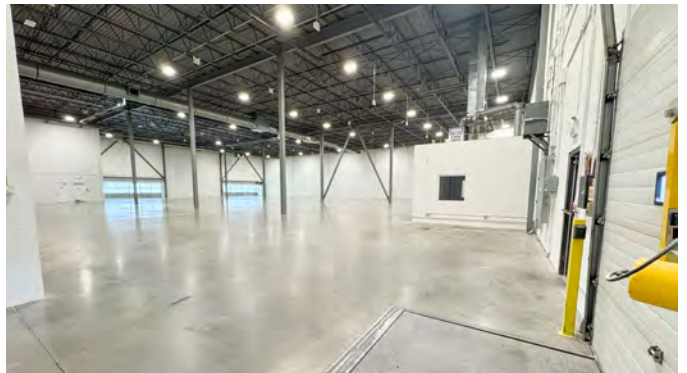
# Property Details

<b>District</b>	Great Plains
<b>Zoning</b>	I-G (Industrial General)
<b>Year Built</b>	2007
<b>Building Size</b>	Office: 1,920 s.f. Warehouse: 26,828 s.f. Total: 28,748 s.f.
<b>Ceiling Height</b>	28' clear
<b>Loading</b>	6 (9' x 10') dock doors
<b>Typical Grid Size</b>	55' x 40'
<b>Make-up Air</b>	25,000 CFM
<b>Power</b>	200 amps @ 347/600 volts (TBV)
<b>Lease Rate</b>	Market
<b>Op. Costs</b>	\$5.30 per s.f. (2024)
<b>Available</b>	Immediately



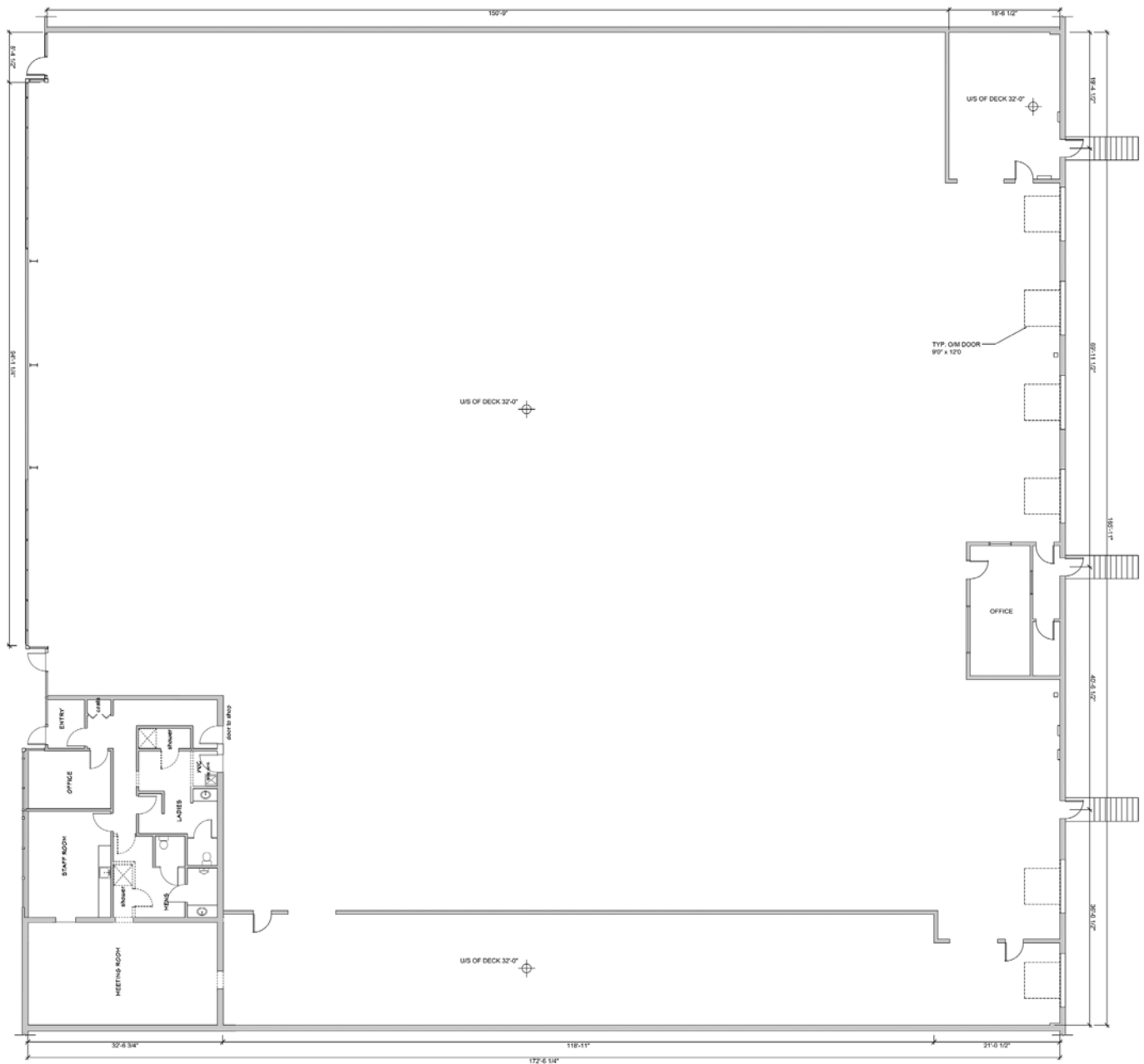
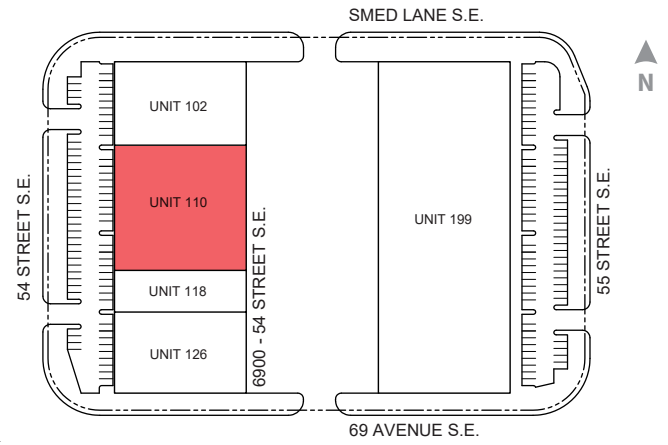
## Highlights

- A Class Industrial building in the heart of southeast Calgary
- Clean existing office build outs with large marshalling areas
- ESFR sprinklers and make up air
- Quick access to major southeast thoroughfares and southeast Calgary ring road





# Floor Plan



\*Floor plan may not be accurate or exactly to scale

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# Property Location / Map



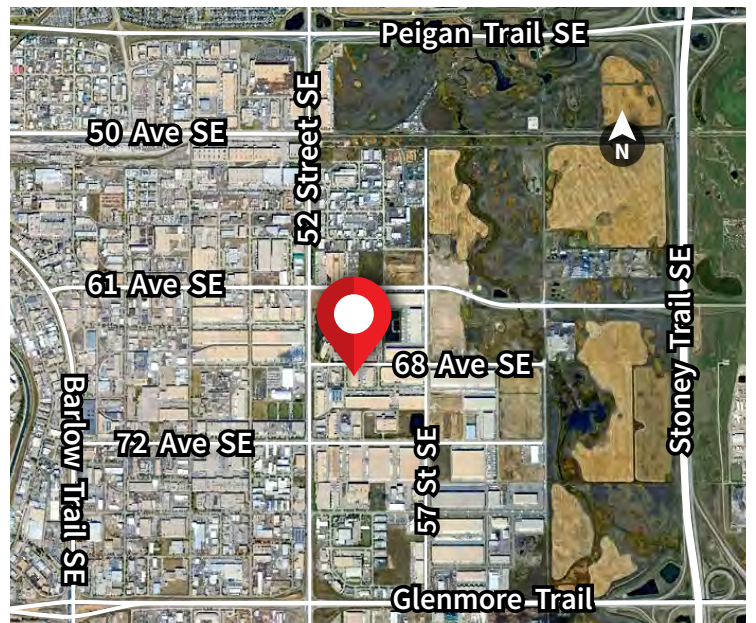
## Approximate Drive Times

### Transportation Routes

- Stoney Trail East **9 min**
- Deerfoot Trail **10 min**
- Trans-Canada Hwy (16 Ave.) **14 min**

### Destination Places

- Calgary Airport **28 min**
- Downtown Calgary **25 min**



## Contact us

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