



For Sale or Lease

5550 Skyline Way NE, Calgary, Alberta

- 127,912 s.f. on 8.35 acres
- Freestanding building with yard and direct exposure to Deerfoot Trail
- High quality renovation of office and employee areas
- Versatile layout suitable for a variety of uses
- Dock and drive-in loading doors (loading on three sides of the building)
- Numerous amenities in the area and access to major Calgary roadways
- Expansion potential



CLICK OR SCAN FOR
360 VIRTUAL TOUR:

Property Details

Year Built: 1980

District: Skyline

Zoning: I-G (Industrial General)

Building Area:

Main floor office	23,703 s.f.
Main floor warehouse	87,101 s.f.
Second floor areas	17,108 s.f.

Total 127,912 s.f.

Site Size: 8.35 acres

Celling Height: 21' clear

Loading:

Dock Doors

- 5 (8' x 9')

Drive-in Doors

- 1 (8' x 9')
- 1 (10' x 12')
- 1 (12' x 16')

Features:

- Sprinklered
- Brand new electrical distribution system
- Make-up air system
- Enclosed loading areas
- Security system, including cameras
- Air compressor system
- LED warehouse lighting
- Hydraulic levellers, trailer restraints, power lift drive-in doors

Bridge Cranes:

One 6.3 ton

Two 2 ton

Power:

Main Service: 2,000 amp, 480 volt

Two Sub-Services: A - 1,600 amp, 480 volt
B - 800 amp, 600 volt

Make-Up Air: four (4) units providing 22,000 CFM/unit (88,000 CFM total)

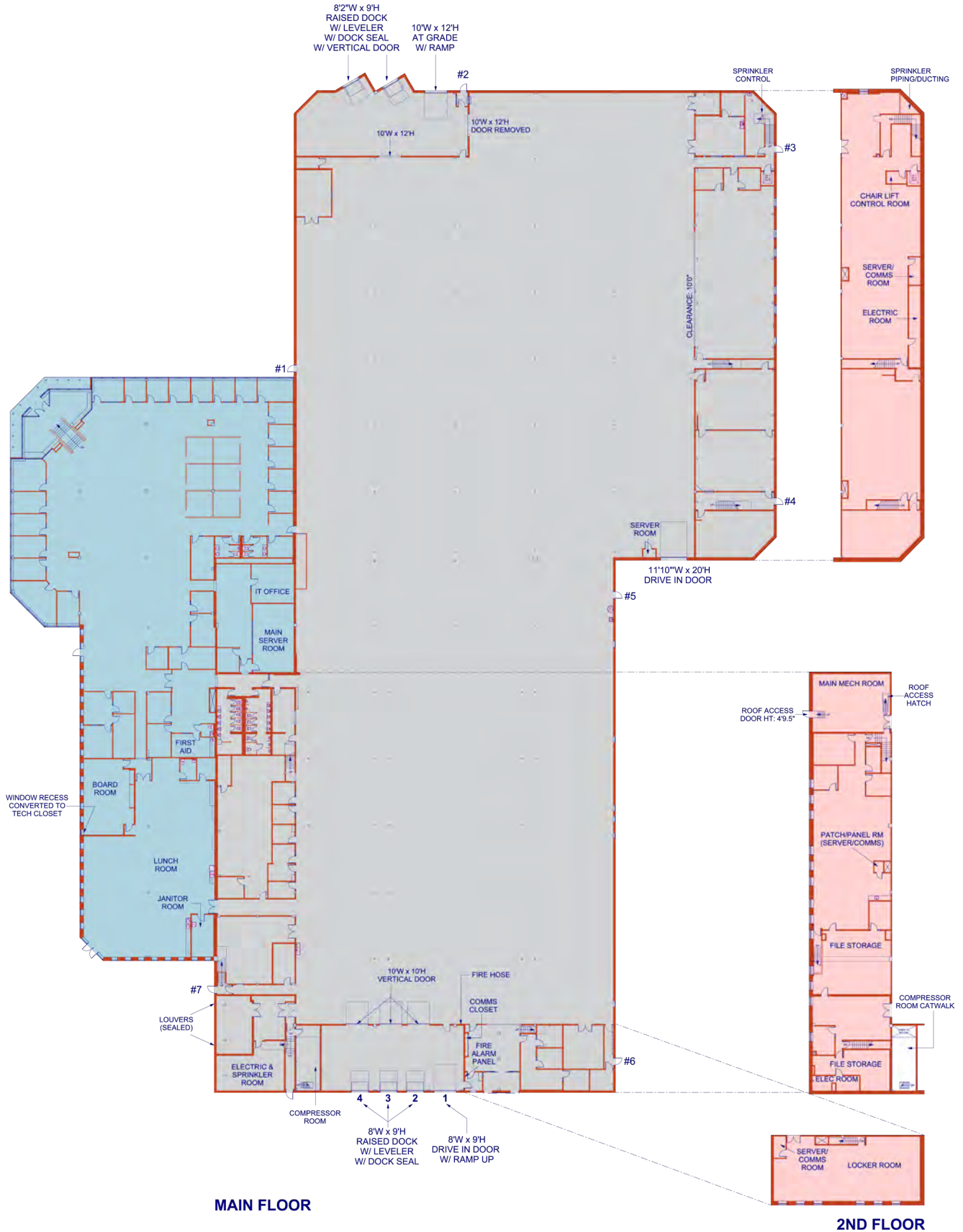
Property Taxes: \$358,425

Lease Rate: Market

Sale Price: \$16,950,000 (\$133 p.s.f.)



Floor Plan

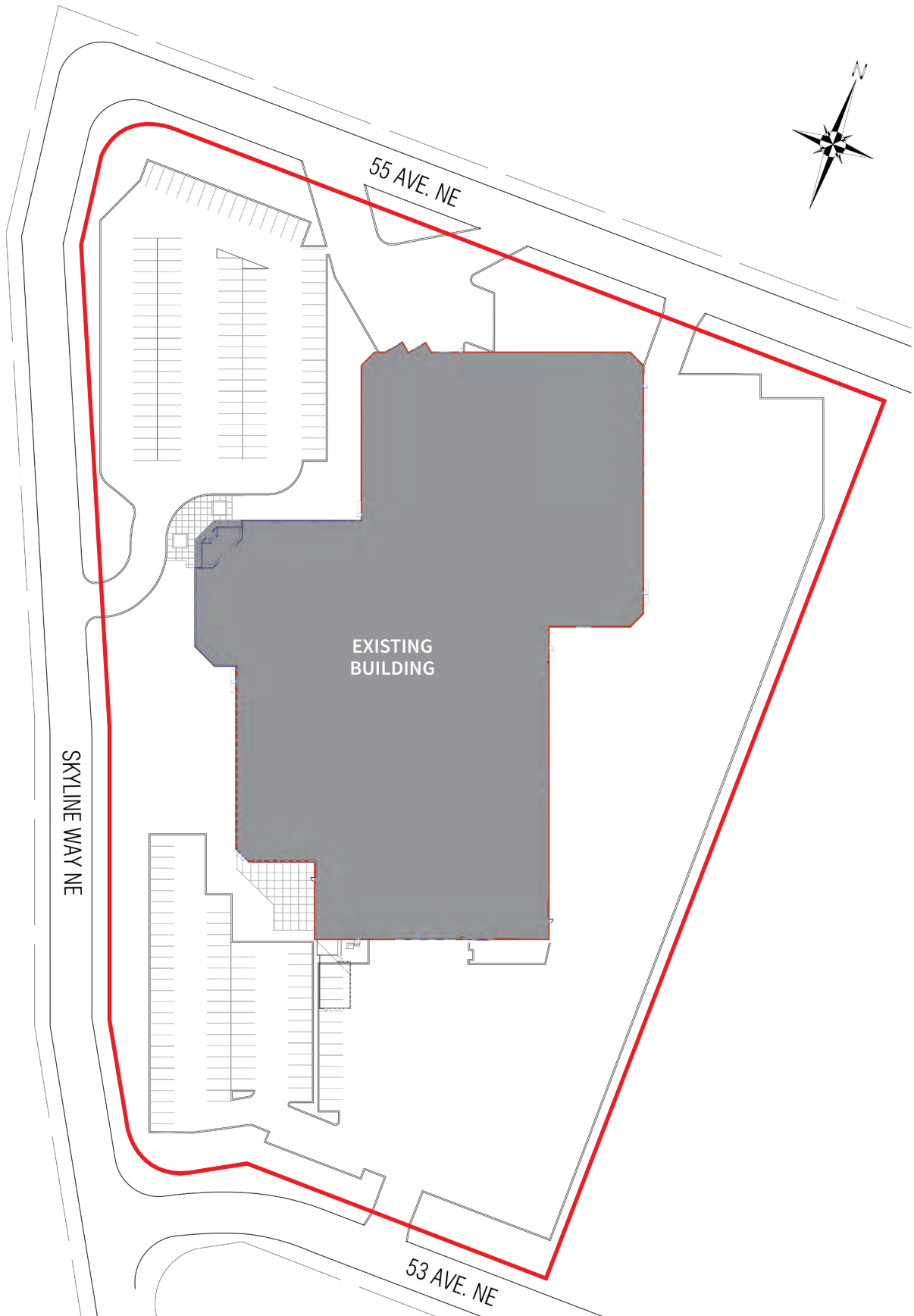


Main Floor Office: 23,703 s.f.

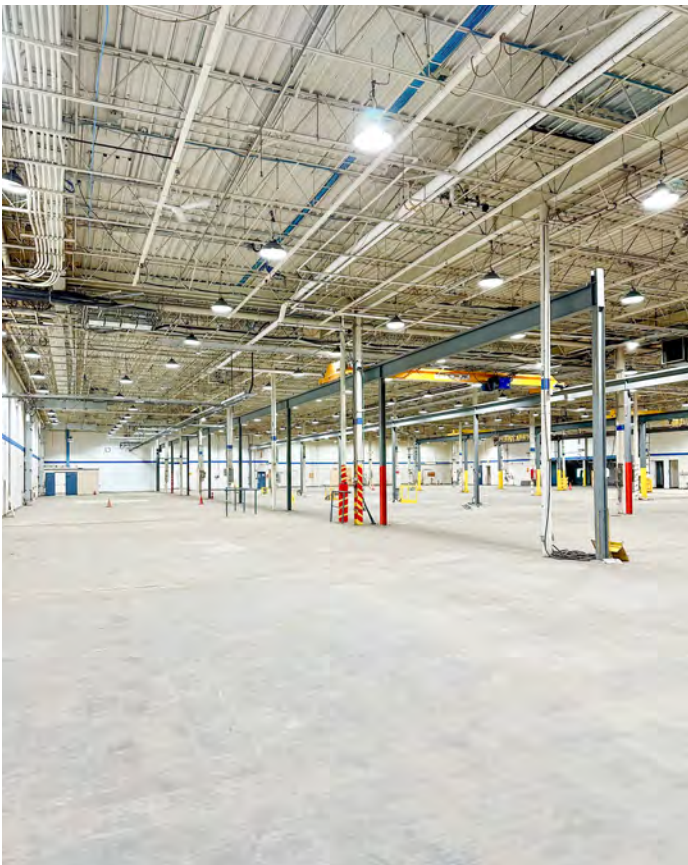
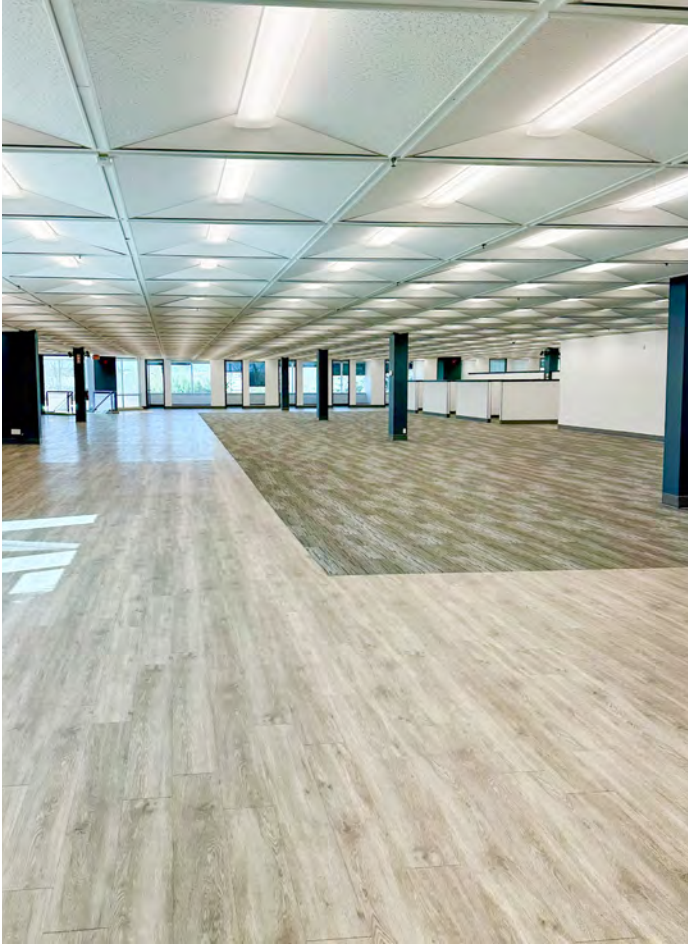
Main Floor Warehouse: 87,101 s.f.

Second Floor Area: 17,108 s.f.

Site Plan



Interior Photos



Aerial Photos



Location Map and Drive Times

Driving Distance



Deerfoot Trail
→ **4 min. / 2.5 km**



Stoney Trail SE
→ **9 min. / 10.4 km**



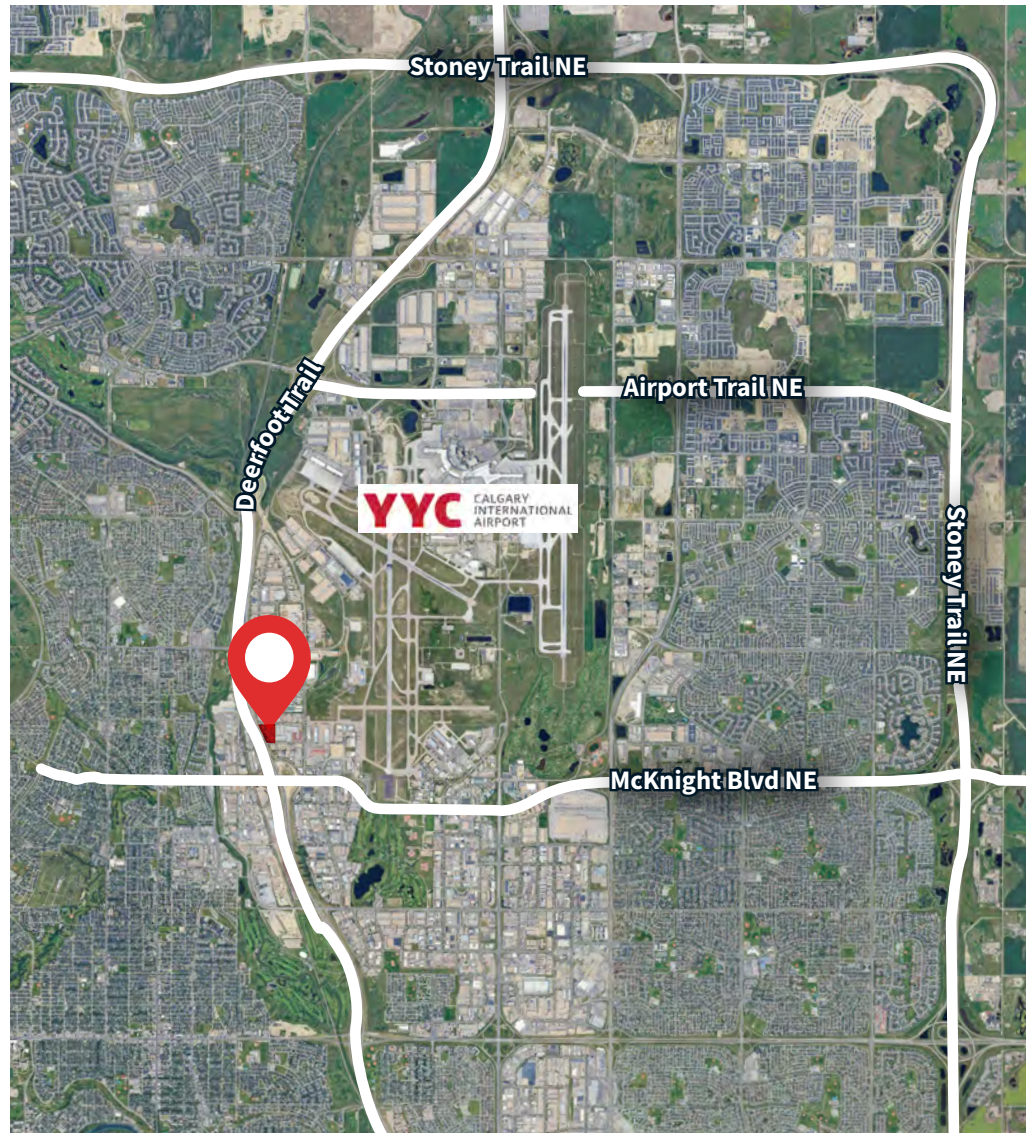
Trans-Canada Hwy
→ **7 min. / 5.1 km**



Calgary International Airport
→ **9 min. / 6.4 km**



Downtown Calgary
→ **14 min. / 8.9 km**



Contact Us For More Information



Ryan Haney

Lead Broker

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

Marshall Toner

Lead Broker

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

Chris Saunders

Lead Broker

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

Carey Koroluk

Vice President

+1 403 456 2346
carey.koroluk@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