

# For Lease

5310 - 1st Street SW, Calgary

Calgary, Alberta





# **Highlights**

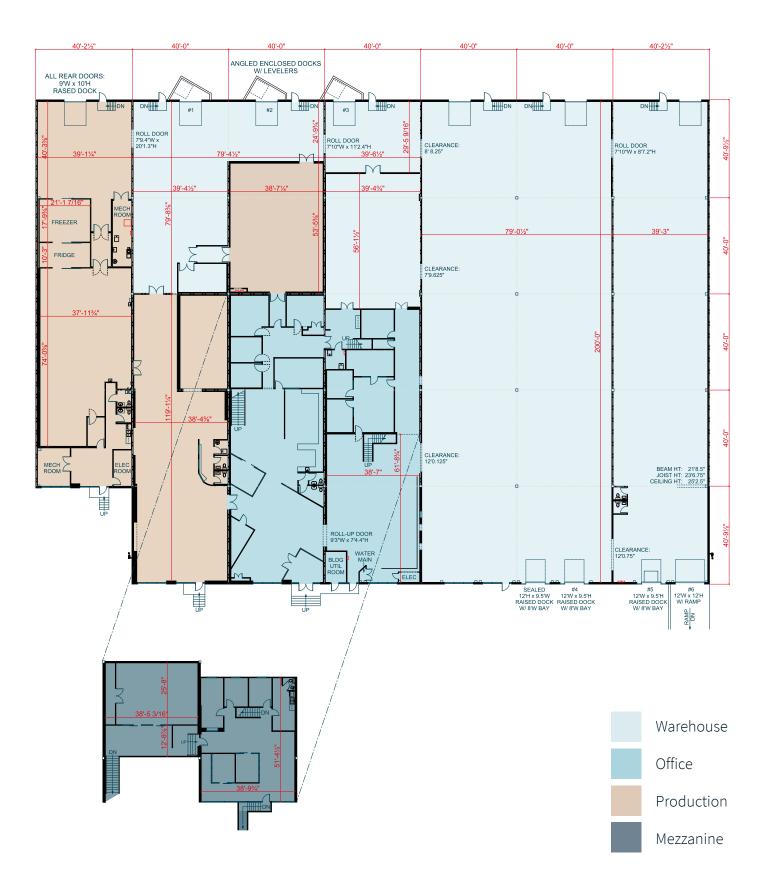
- 58,738 square feet on 2.55 acres
- Dock and drive-in loading
- Multiple demising scenarios
- Layout can be reconfigured
- Central market space in close proximity to downtown and central southeast roadways





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

Ceiling Height	24' clear	
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

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# Contact us for more information

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#### **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@ill.com

## Carey Koroluk

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

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