

± 10,138 SF Available



For Lease

**FOOTHILLS NORTH
5241 - 52 Street SE
Calgary, AB**

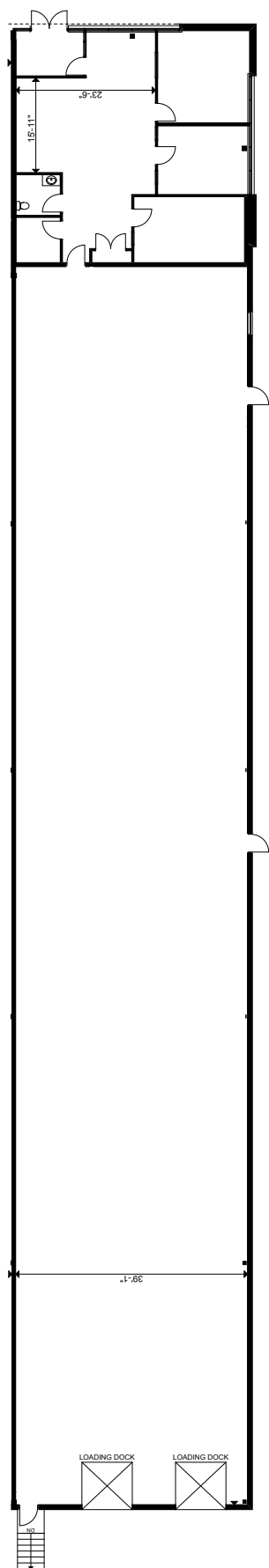
- Multi-tenant industrial building with direct exposure to 52nd Street SE
- Newly renovated office area
- Ample on-site double row parking
- Large truck marshalling area

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Floor Plan and Bay Details



YEAR BUILT:	1998
ZONING:	I-G (Industrial General)
WAREHOUSE SIZE:	± 8,431 SF
OFFICE SIZE:	± 1,707 SF
TOTAL SIZE:	± 10,138 SF
LOADING:	2 (8' x 10') dock doors
POWER:	200 amps @ 600 volts (TBV)
CEILING HEIGHT:	24' clear
MAKE-UP AIR:	7,000 CFM (TBV)
SPRINKLERS:	ESFR
OP.COST: (2025)	\$6.10 p.s.f.
ASKING RENT:	Market



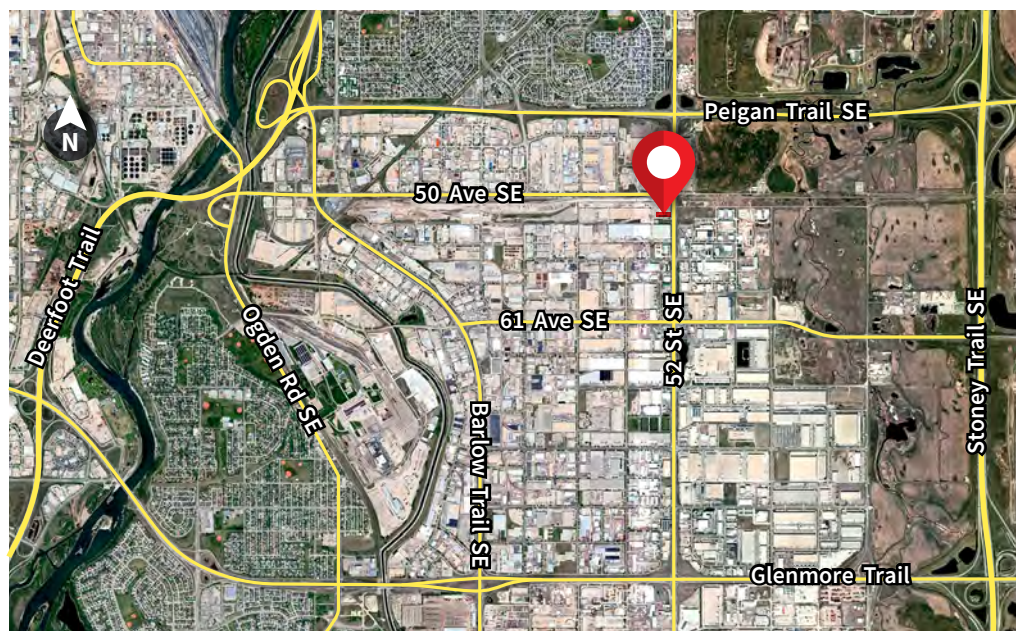
Loading & Location



Driving Distance

(Approx.)

- Glenmore Trail → **4 min.**
- Deerfoot Trail → **7 min.**
- Trans-Canada Hwy → **10 min.**
- Stoney Trail East → **5 min.**
- Stoney Trail South → **13 min.**
- Calgary Airport → **10 min.**
- Downtown Calgary → **11 min.**



Contact us for more Information



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