

Investment Sale

10341 - 50 Street SE

Calgary, Alberta

Freestanding 23,306 s.f. Building on 2.08 acres



- Fully leased to single tenant on triple net basis
- High quality office improvements over two floors
- Secured paved yard area with large marshalling area
- Equipped with existing crane systems



Pertinent Details

District	Eastlake Industrial		Tenant	 K-Line is a high voltage service provider that operates across Canada and within international markets. K-Line has over 55 years of extensive experience in the design, construction, and commissioning of high voltage electrical power systems.
Zoning	I-G (Industrial General)		Loading	3 (16' x 16') Drive-In Doors (Includes 1 drive-thru bay)
Building Size	Main Floor Office 3,280 s.f. Second Floor Office 3,855 s.f. Warehouse 15,901 s.f. Total: 23,306 s.f. Bonus Mezzanine: 1,180 s.f.		Power	1,200 amps @ 347/600 volts
Site Area	2.08 acres		Features	• Dual compartment sump with trench drains • Make Up Air: 12,000 CFM • Paint booth • Sprinklered
Clear Height	24'			
Cranes	• 2 x 3 ton bridge cranes with 17' hook height • 6 x 1 ton jib cranes with 13'8" to u/s of structure • 1 x 1,000 lbs jib crane with 12'5" hook height			

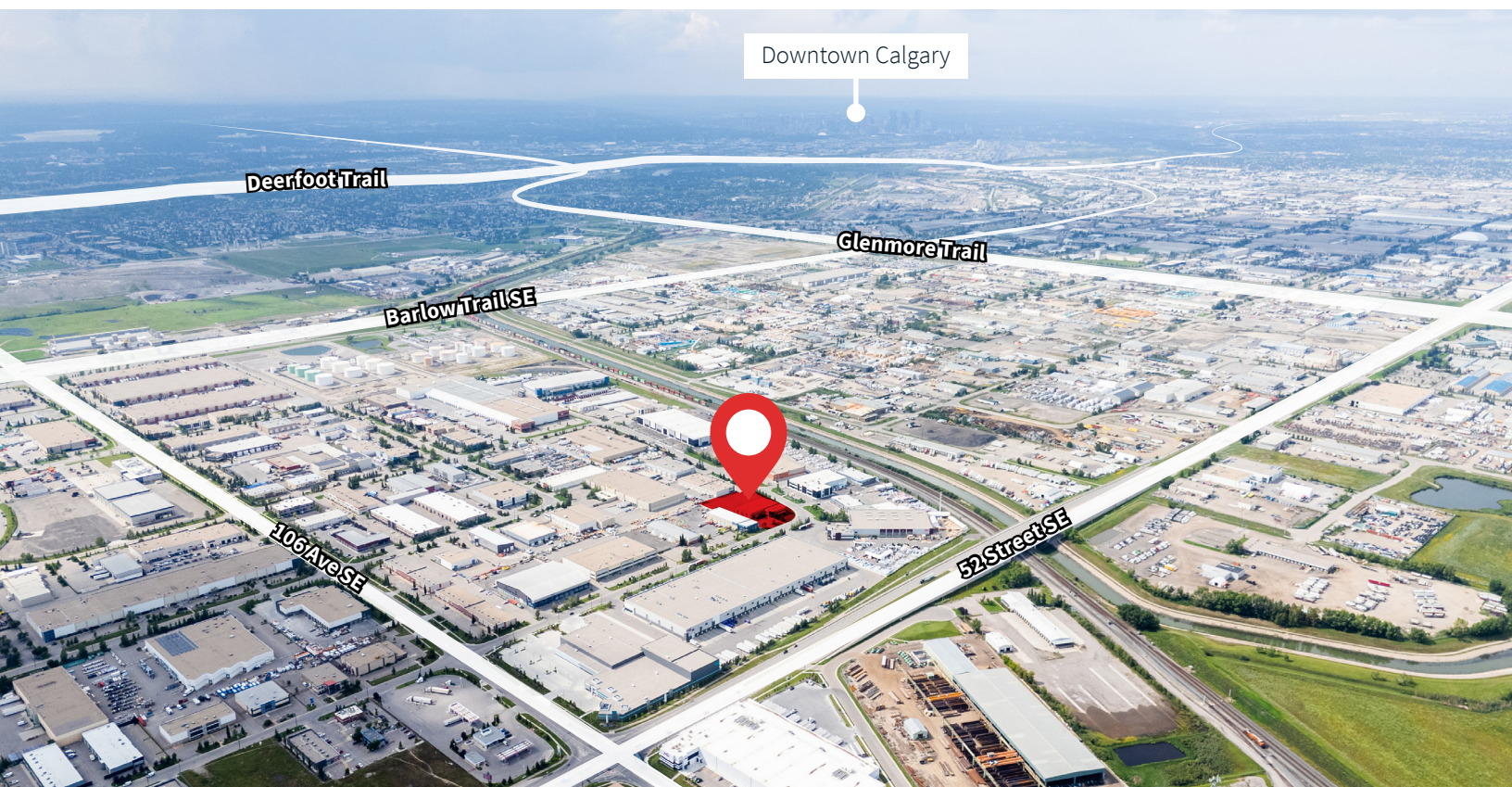


Photos



*Interior photos taken prior to tenant occupancy.

Site Map



Offering Process

Free and Clear Offering

The property is being offered on a free and clear basis.

Submission Guidelines

Interested parties can sign a Confidentiality Agreement (“CA”) provided by the Advisor to gain access to a data room containing Property information. Expressions of interest will be addressed on a first come first served basis, and parties are invited to submit a Letter of Intent (“LOI”) to purchase the property.

Prospective purchasers should note that the Vendor is under no obligation to respond to or accept any LOIs for the Property. The vendor reserves the right to remove the Property from the market and to alter the process described above, at its sole discretion. The Vendor reserves the right to set a bid date in the future, which will be communicated by the Advisors to the parties who have signed the CA. The property described herein are to be purchased on an “as is, where is” basis.

Contact us for more information



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