

For Sale or Lease

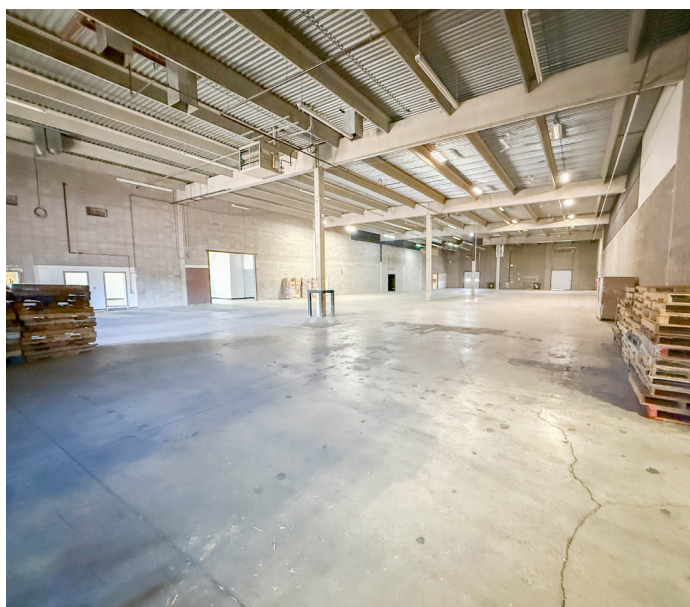
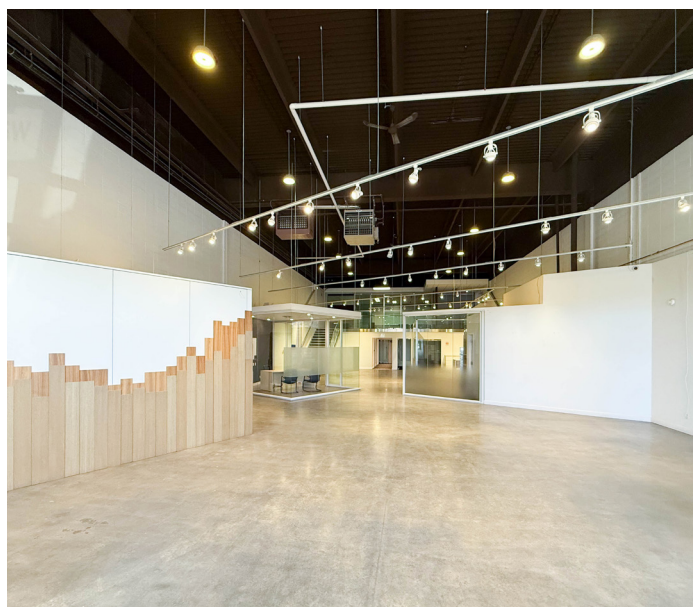
5310 - 1st Street SW, Calgary
Calgary, Alberta



Highlights

- 58,738 s.f. 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

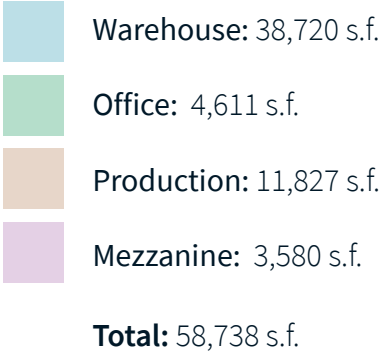
Overview



Property Details

District	Manchester		
Zoning	I-G (Industrial General)		
Site Size	2.55 acres		
Building Size	Office:	4,611 s.f.	
	Warehouse:	38,720 s.f.	
	Production:	11,827 s.f.	
	Mezzanine:	3,580 s.f.	
	Total:	58,738 s.f.	
<i>Multiple demising scenarios available for lease.</i>			
Ceiling Height	24' clear		

Loading	10 dock doors 1 drive-in door <i>Potential for additional 2 dock doors.</i>
Power	600 amps @ 120/208 volts
Parking	72 surface stalls
Sale Price	Market
Property Tax	\$167,223.44 (2026)
Lease Rate	Market
Op. Costs	\$5.00 p.s.f. (2026)



Site Map



Drive Times



Glenmore Trail

5 mins. | 1.8 km



Chinook Centre Mall 5 mins. | 1.5 km



Deerfoot Trail (Highway 2) 6 mins. | 3.9 km



Calgary Int. Airport 25 mins. | 22.2 km



Stoney Trail (Ring Road) 15 mins. | 12.4 km



Downtown Calgary 10 mins. | 5.0 km

Contact us for more information

JLL SEE A BRIGHTER WAY

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