



56,000 SF Industrial Building on 3.29 Acres

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Building Details

Year Built: 2000

Total Building Area: 56,000 SF

- Main: 46,000 SF
- Second Level: 10,000 SF Concrete Mezzanine

Lot Size: 3.29 AC

Loading:

- 4 Dock doors 10' x 8'
- 4 Drive-in doors 16' x 14'

Power: 400-amp, 600 volt (TBV)

Ceiling Height: 22' to 25' clear

Heating: Infrared heating + radiant overhead throughout

Make-Up Air System:

- Unit 1 - 9,000 CFM
- Unit 2 - 17,000 CFM

Sprinkler System: Fully sprinklered

Parking: Ample on-site

Taxes: \$183,141.95

Sale Price: Market

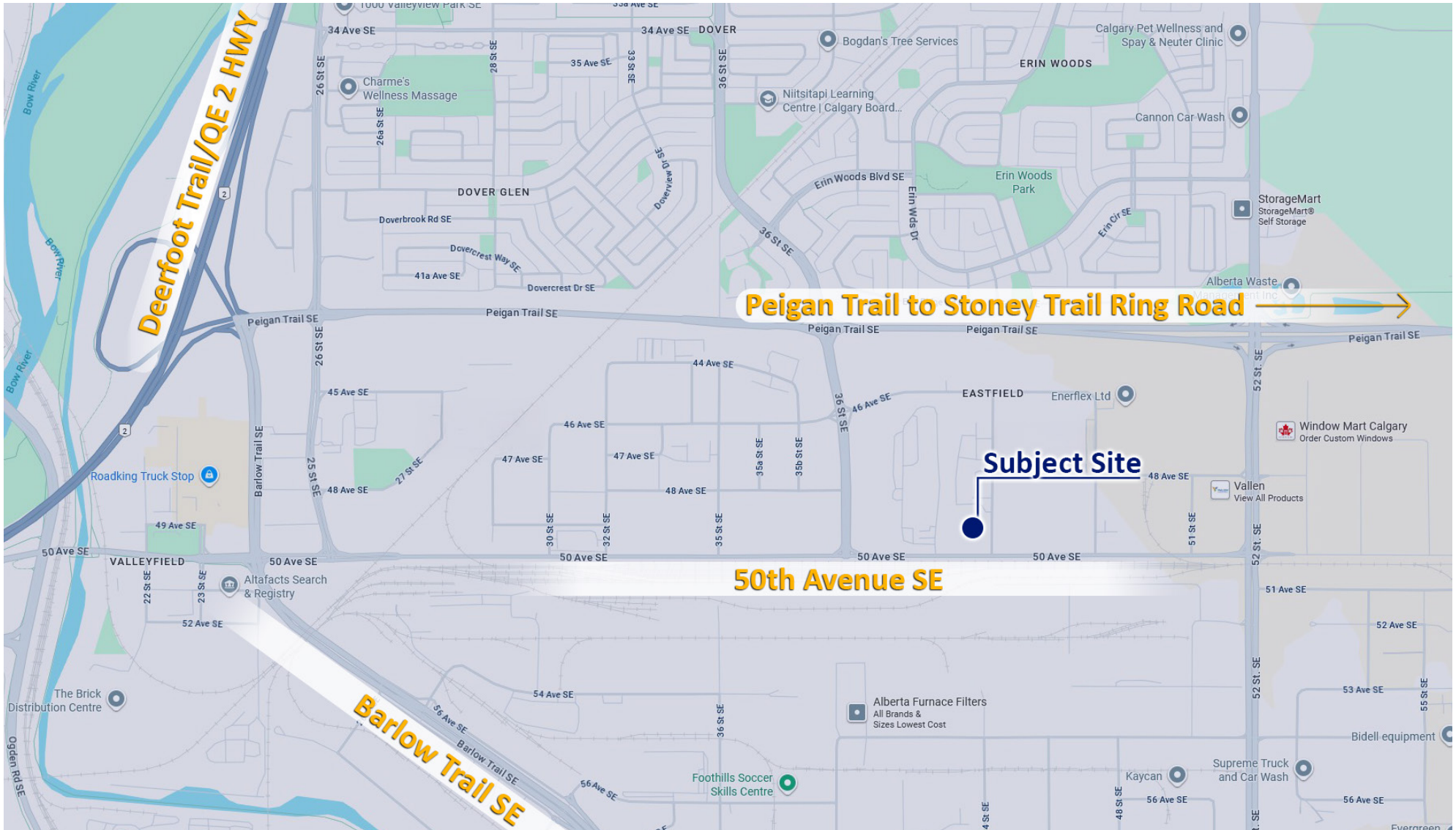


Foothills Industrial Park is a well-established, thriving business district located in Southeast Calgary. The area is renowned for its high concentration of manufacturing, warehousing, distribution, and logistics companies. With excellent access to major highways, including Deerfoot Trail, Glenmore Trail, and Stoney Trail, this location is ideal for businesses looking to streamline their operations with strong transportation links. The district is home to a range of businesses, from local firms to national and international companies, offering a bustling and resourceful environment for industrial users.



- Site Layout & Functionality: The property boasts a versatile layout with a large lot size, providing substantial yard space and operational flexibility. The combination of dock and drive-in doors ensures efficient loading and unloading for a variety of industrial uses.
- Warehouse & Office Space: The 56,000 SF building includes a 10,000 SF concrete mezzanine, perfect for additional office space or storage.





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