

609A MCCOOL STREET | CROSSFIELD, AB

609A McCool Street

10,800 SF INDUSTRIAL BUILDING FOR LEASE

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Property Overview

609A MCCOOL STREET | CROSSFIELD, AB



Crossfield Industrial Park is a growing and strategically positioned business hub located in Crossfield, Alberta, just 45 minutes north of Calgary along the Queen Elizabeth II Highway.

The area has established itself as a practical and cost-effective alternative to urban industrial centres, attracting a diverse mix of light manufacturing, trades, warehousing, and service-based businesses. With its small-town accessibility and strong community infrastructure, Crossfield offers a welcoming environment for businesses at every stage of growth.

Total Building Area: 10,800 SF

- » Shop: 9,450 SF
- » Office: 1,350 SF

Net Rent: \$14.50/foot

Additional Rent: \$2.50/foot (Est. 2026)

Utilities: Shared 50%-50%

Zoning: I-2 (Medium Industrial District)

Yard Size: +/- 1 AC

Loading:

- » 5 Drive-in doors:
4 - (16'x14'), 1 - (20' x 16')

Power: TBV

Ceiling Height: 20' to 23'5" clear

Heating: Infrared heating + radiant overheat throughout

Sprinkler System: Fully sprinklered

Parking: Ample on-site + Yard

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Property Highlights

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- » **SITE LAYOUT & FUNCTIONALITY:** THE PROPERTY BOASTS A VERSATILE LAYOUT WITH A LARGE LOT SIZE, PROVIDING SUBSTANTIAL YARD SPACE AND OPERATIONAL FLEXIBILITY. THE OVERSIZED DRIVE-IN DOORS ENSURE EFFICIENT LOADING AND UNLOADING FOR A VARIETY OF INDUSTRIAL USES.
- » **WAREHOUSE & OFFICE SPACE:** 10,800 SF SPACE INCLUDES LARGE SHOP/WAREHOUSE, THREE PRIVATE OFFICES, RECEPTION, LUNCH ROOM AND BONUS STORAGE MEZZANINE.



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Photos



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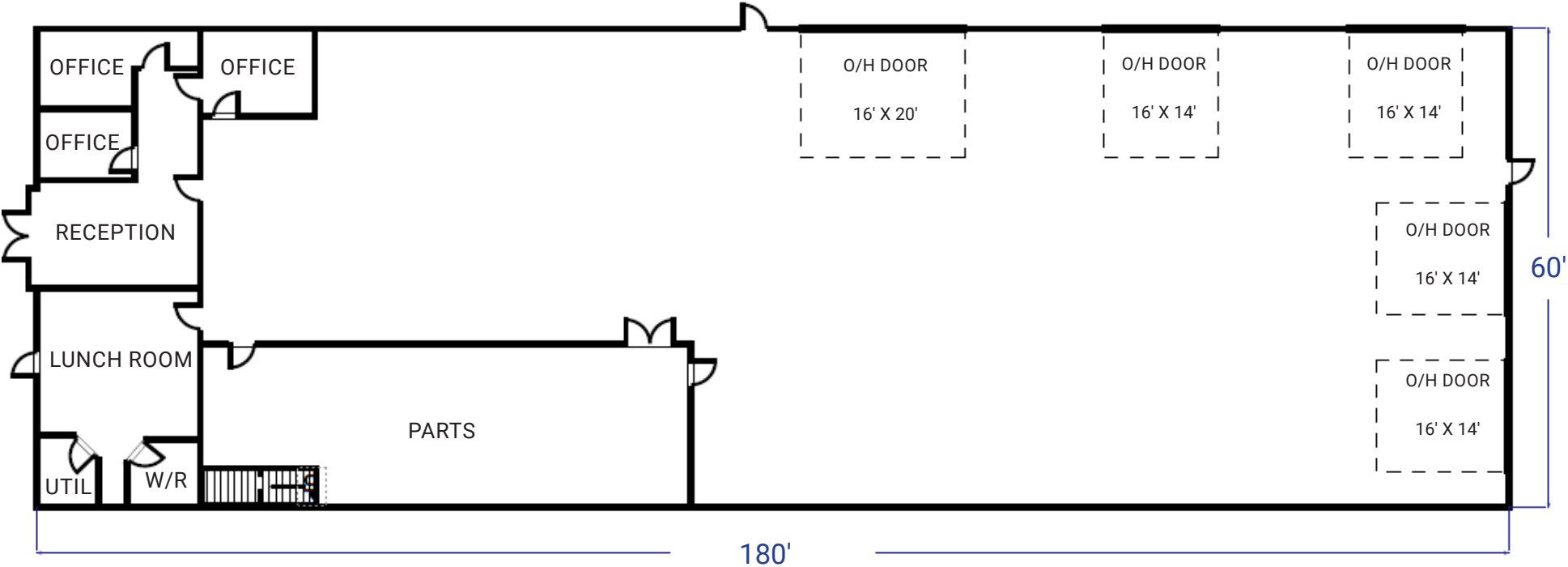
Floor Plan

» 609A (10,800 SF)

609A MCCOOL STREET / CROSSFIELD, AB
10,800 TOTAL SF / INDUSTRIAL BUILDING

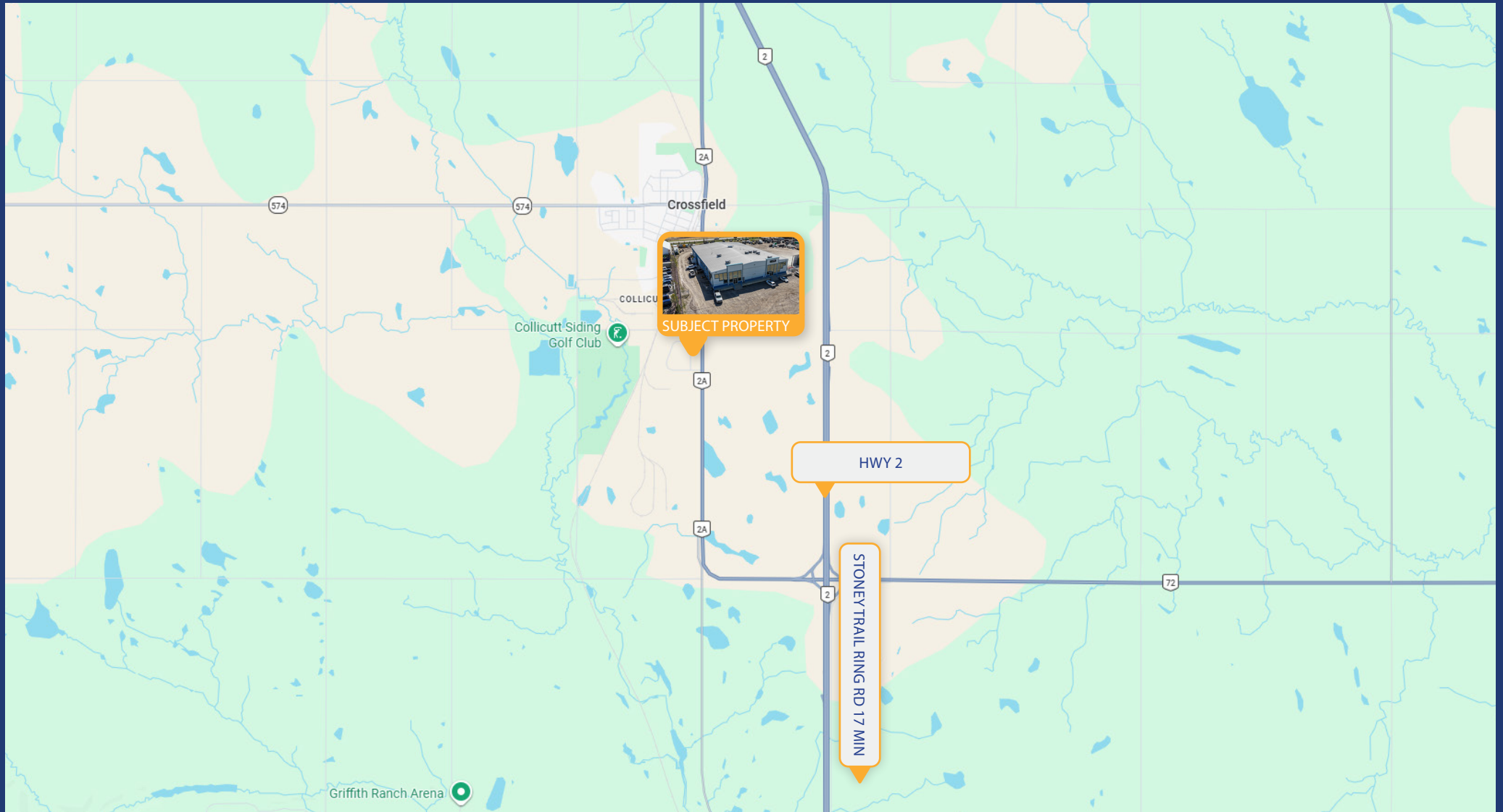
609A

10,800 SF



Location Map

4975 43 ST SE | CALGARY, AB T2B 3N4



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