



3916 - 56 AVENUE SE, CALGARY, AB

Flex warehouse with office space and indoor training turf

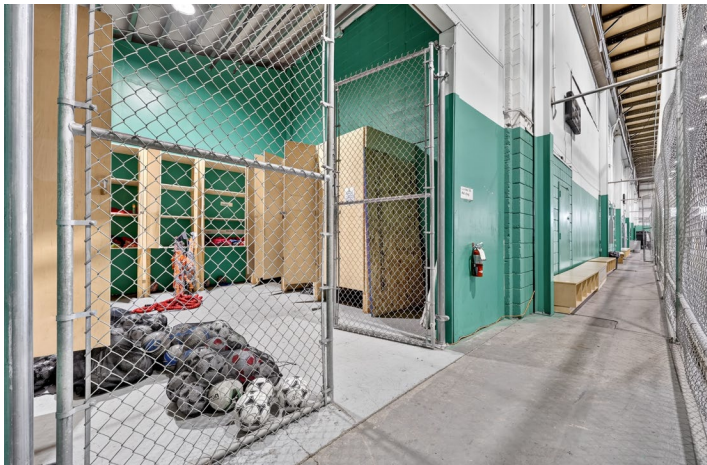
Net Rent: Market

- Mezzanine viewing room overlooking training turf amongst two stories of offices, open work space, kitchens and washrooms (on both levels)
- ±44,000 SF indoor turf training facility with high, clear-span ceilings
- Yard is fully fenced, partially paved with gravel areas and multiple access points
- (6) drive-in doors and (5) 8'x10' dock doors
- Heavy power

Total Available Area	54,257 SF
Office / Viewing	±10,776 SF
Turf / Training Facility	±44,000 SF
Term / Expiry	December 31, 2029
Operating Costs	TBV
Rental Rate	Negotiable
Clear Height	17' - 26' Clear
Power	1,200 Amp / 120/208 Volt
Loading	(6) Drive-in (5) 8'x10' dock

Reception, offices & staff areas





Mezzanine viewing area



FLOORPLAN

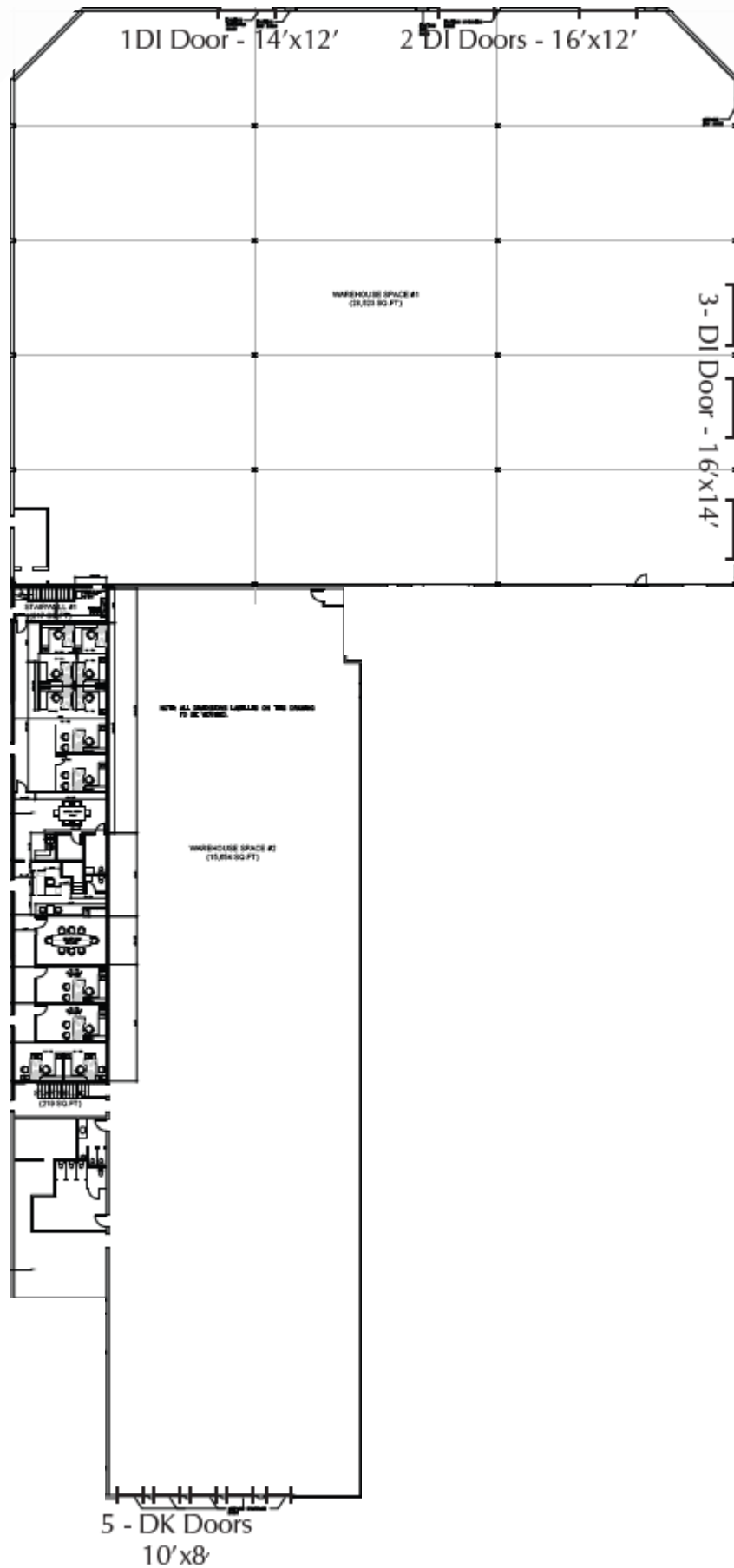
54,257 SF Available

±10,776 SF of office space
on two levels

±44,000 SF of turf

Mezzanine viewing area

Second level
office space



Located in Foothills Industrial Park





Nick Charif

Associate Vice President
+1 780 965 3414
ncharif@savills.ca

Paul McKay

Vice Chairman
+1 587 387 3190
pgmckay@savills.ca

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