



Industrial Investment

Freestanding Industrial in Foothills | 5715 35 Street SE, Calgary, AB T2C 2H1

PROPERTY HIGHLIGHTS

- » Fully leased industrial property offering stable, long-term income
- » Leased to a large international tenant with strong covenant
- » Initial lease term in place until May 2028, with three 5-year lease renewal options
- » ±14,248 SF building on ±1.36 acres site
- » Functional industrial facility with a strong mix of shop and office
- » Multiple drive-in loading doors with excellent access
- » High ceiling heights ranging from approximately 20' to 26' in warehouse
- » Located in Foothills Industrial with convenient access to major transportation routes
- » Attractive holding property with reliable cash flow and future upside

INVESTMENT SALE

±14,248 SF

INDUSTRIAL PROPERTY

Aaron Gunn

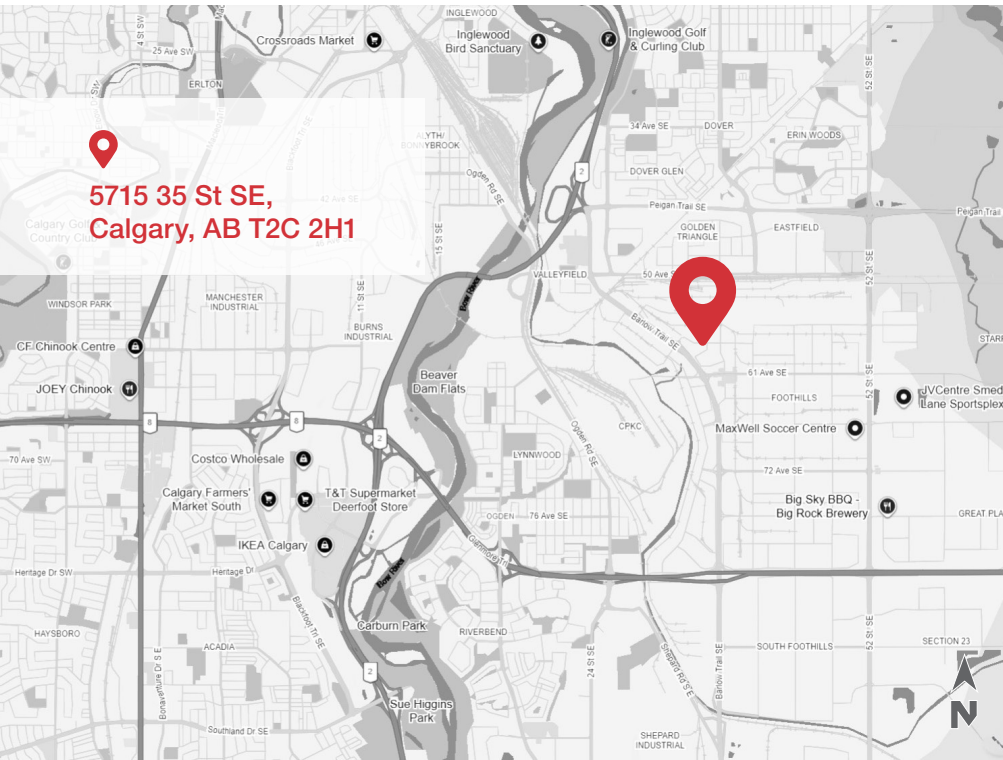
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NAI Advent

ADVENT COMMERCIAL REAL ESTATE CORP.

ABOUT THE PROPERTY

SHORT LEGAL	7810281; A; 1
YEAR BUILT	1980
SITE SIZE	±1.36 Acres (±59,242 SF)
BUILDING SIZE	±14,248 SF
WAREHOUSE	±11,266 SF
OFFICE	±2,982 SF
ZONING	I-G (Industrial – General)
TAXES	\$63,084.66 (2025)
TENANCY	Single tenant – fully leased
LOADING	6 drive-in doors (various sizes)
POWER	400A @ 600V (TBV)
CEILING HEIGHT	20' to 26' in Warehouse
FEATURES	Overhead cranes, curtained wash bay, make-up air system, and air-conditioned office areas
ASKING PRICE	Contact listing agent

For more information, please contact:



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