

# FOR SALE & LEASE



## 3916-72<sup>nd</sup> Avenue SE, Calgary, AB

184,986 sq. ft. manufacturing/warehouse facility on 6.26 acres



**Significant value-add opportunity**



**High efficiency dock layout**



**High-profile exposure property**

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# PROPERTY DETAILS

**DISTRICT:**

Foothills

**LEGAL DESCRIPTION:**

Plan 7610907, Lot 9, Block 3

**SITE SIZE:**

6.26 acres

**ZONING:**

Industrial General (I-G)

**AVAILABLE AREA:**

Main Floor:	+/-	4,229 sq. ft.
Second Floor Office:	+/-	23,704 sq. ft.
Warehouse:	+/-	157,053 sq. ft.
Total:	+/-	184,986 sq. ft.

Bonus Warehouse Mezzanine: +/- 5,987 sq. ft.

**YEAR OF CONSTRUCTION:**

1978

**PURCHASE PRICE:**

\$22,000,000 (\$119 per sq. ft.)

**LEASE RATE:**

Market

**PROPERTY TAXES:**

\$321,098.71 (for 2025)  
\$1.74 per sq. ft. per annum

**AVAILABLE:**

Negotiable

**CEILING HEIGHT:**

13'4" clear (Under Shipping Area)  
26'9" clear (Warehouse Area)  
23' clear (Outside Storage Area)

**LOADING:**

19 - 8' x 8' dock doors with levelers  
6 - 8' x 9' dock doors with levelers  
1 - 8' x 12' dock doors with leveler  
1 - 8' x 10' dock door without leveler  
1 - 8' x 10' ramped drive-in door  
1 - 8' x 8' drive-in door

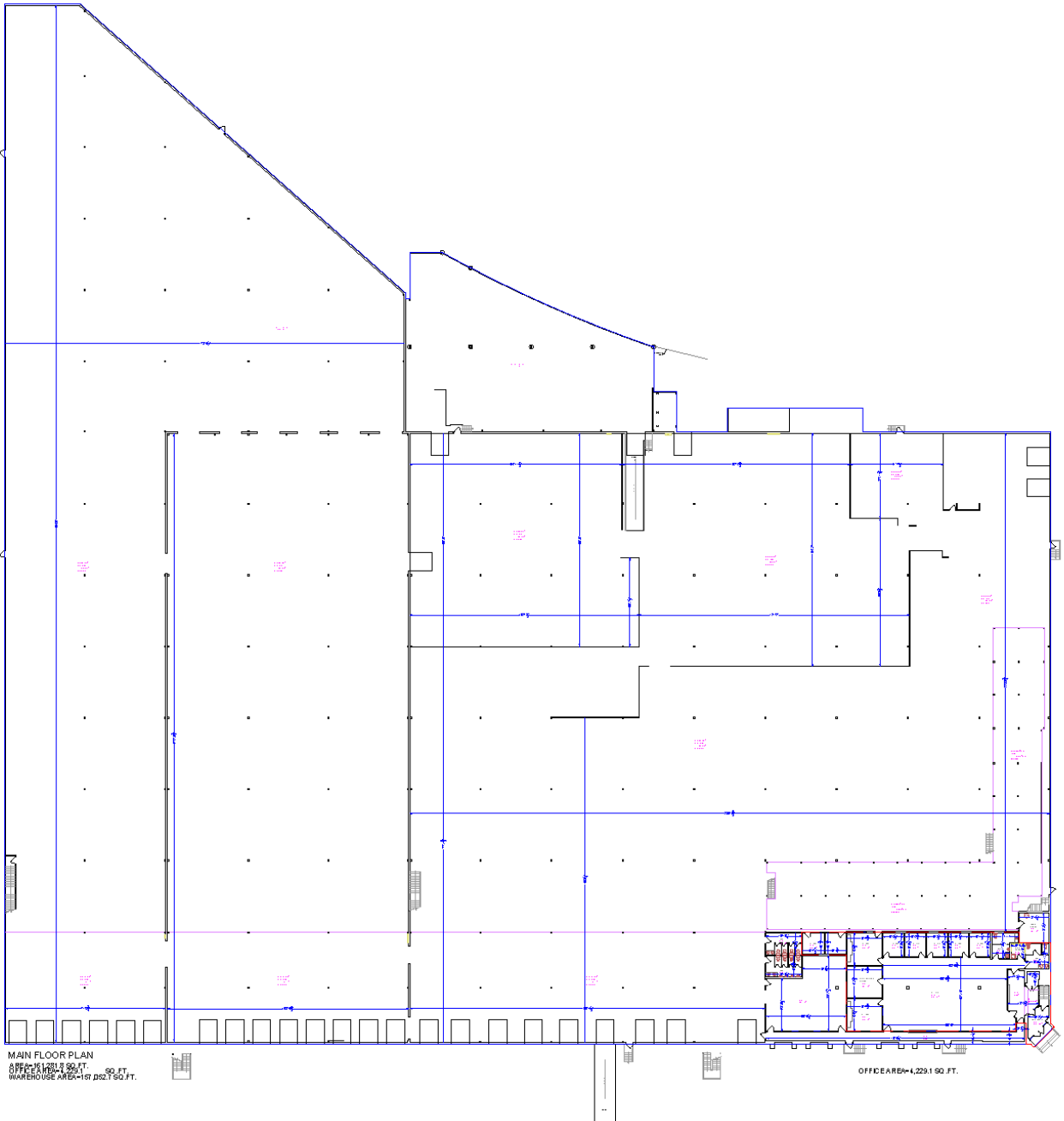
**POWER:**

800 amps, 600 volts, 3 phase service (TBV)

**COMMENTS:**

- » Make-up air unit(s) (CFM TBV)
- » LED lighting throughout warehouse facility
- » Brand new full fire suppression system recently installed
- » Airlines connected throughout warehouse area
- » Outside covered storage area with exterior dry sprinkler system
- » Excellent exposure along 72nd Ave SE
- » Nearby amenities with public transit stops in close proximity

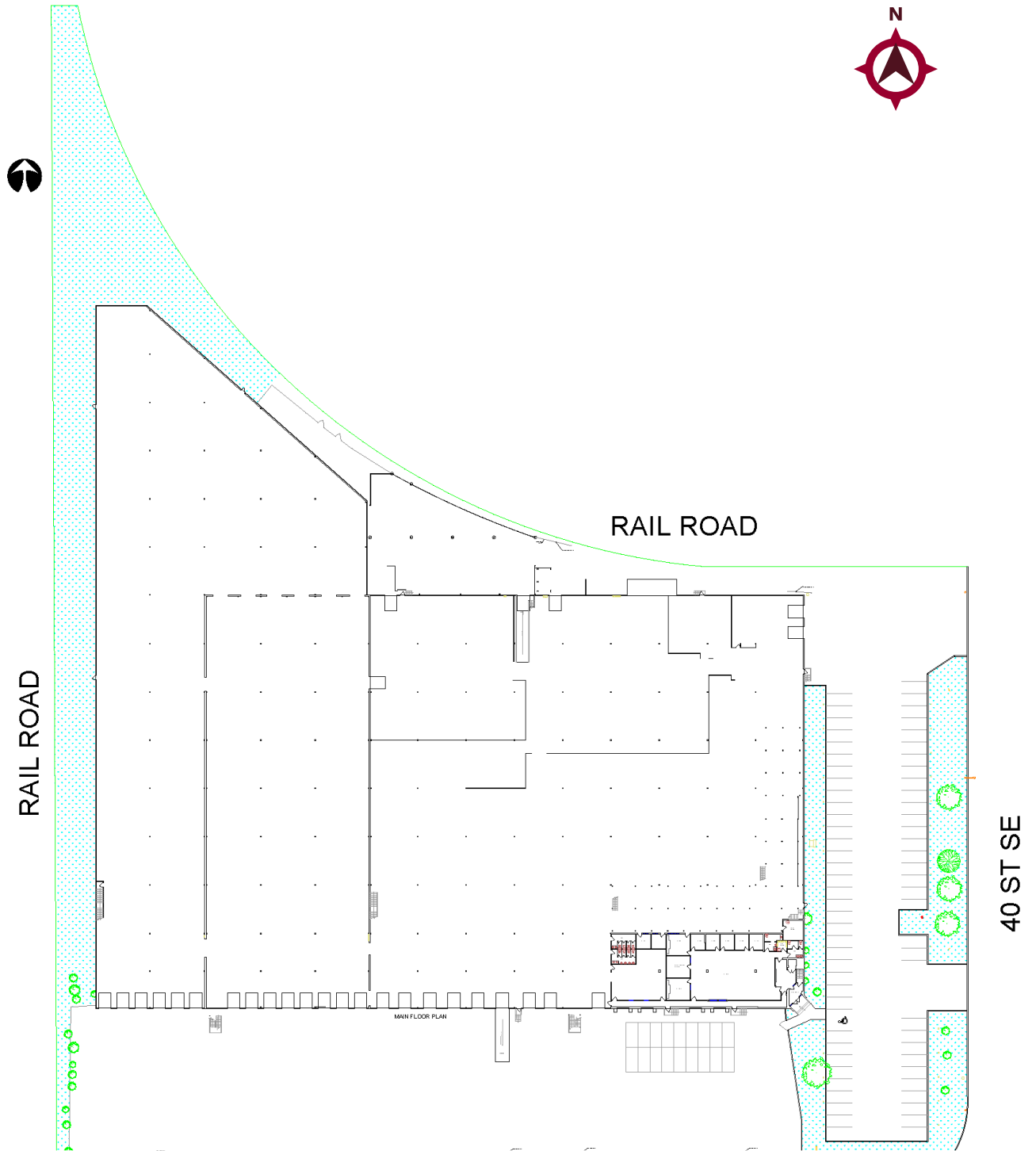
# FLOOR PLAN



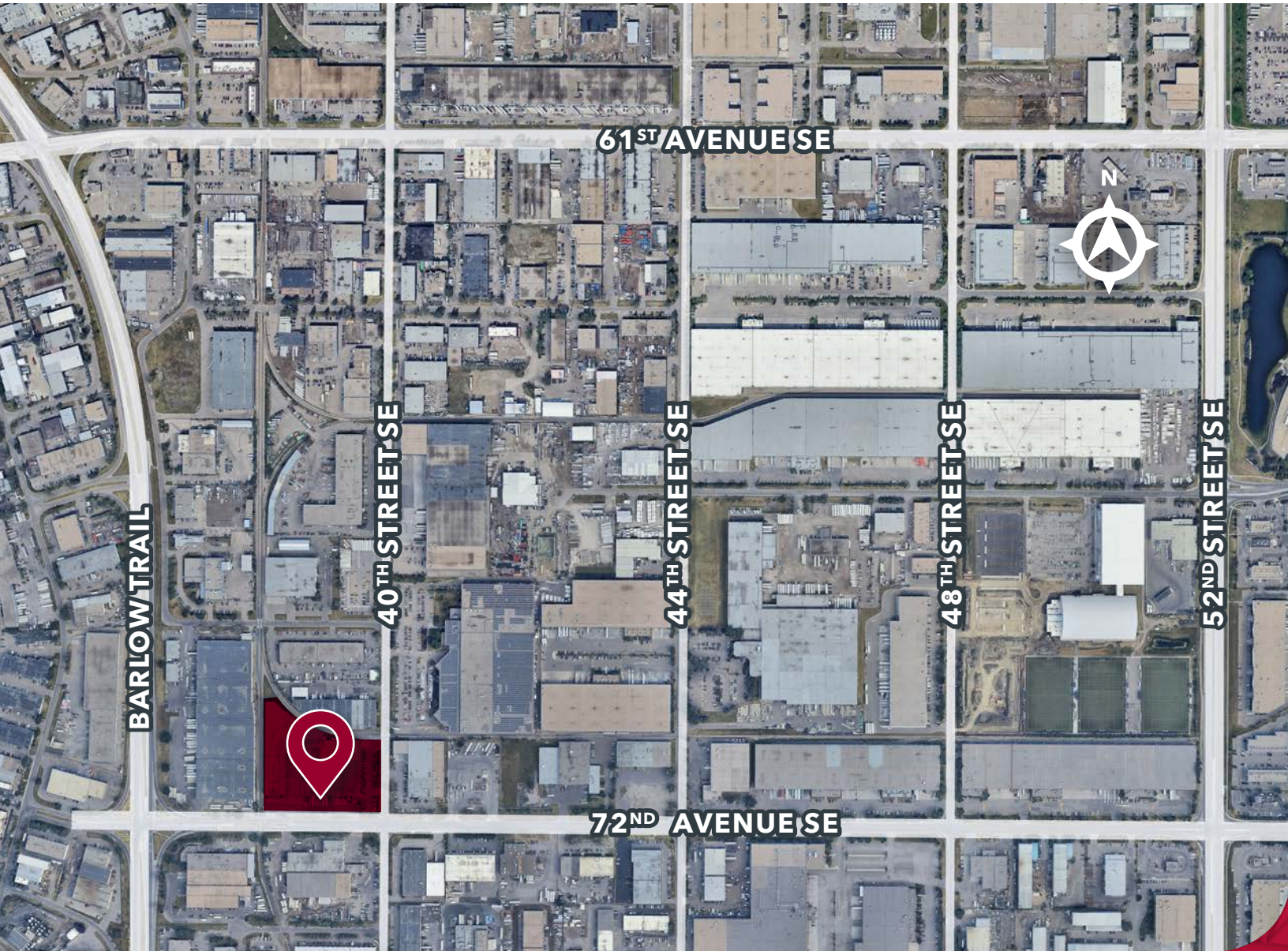
MAIN FLOOR PLAN  
OFFICE AREA=1,229,150 FT.  
WAREHOUSE AREA=181,852,750 FT.

OFFICE AREA=1,229,150 FT.

# SITE PLAN



# LOCATION



## CONTACT US



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COMMERCIAL REAL ESTATE SERVICES

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