

FOR SALE & LEASE



3916-72nd 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

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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. |
| <u>Total:</u> | +/- | 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

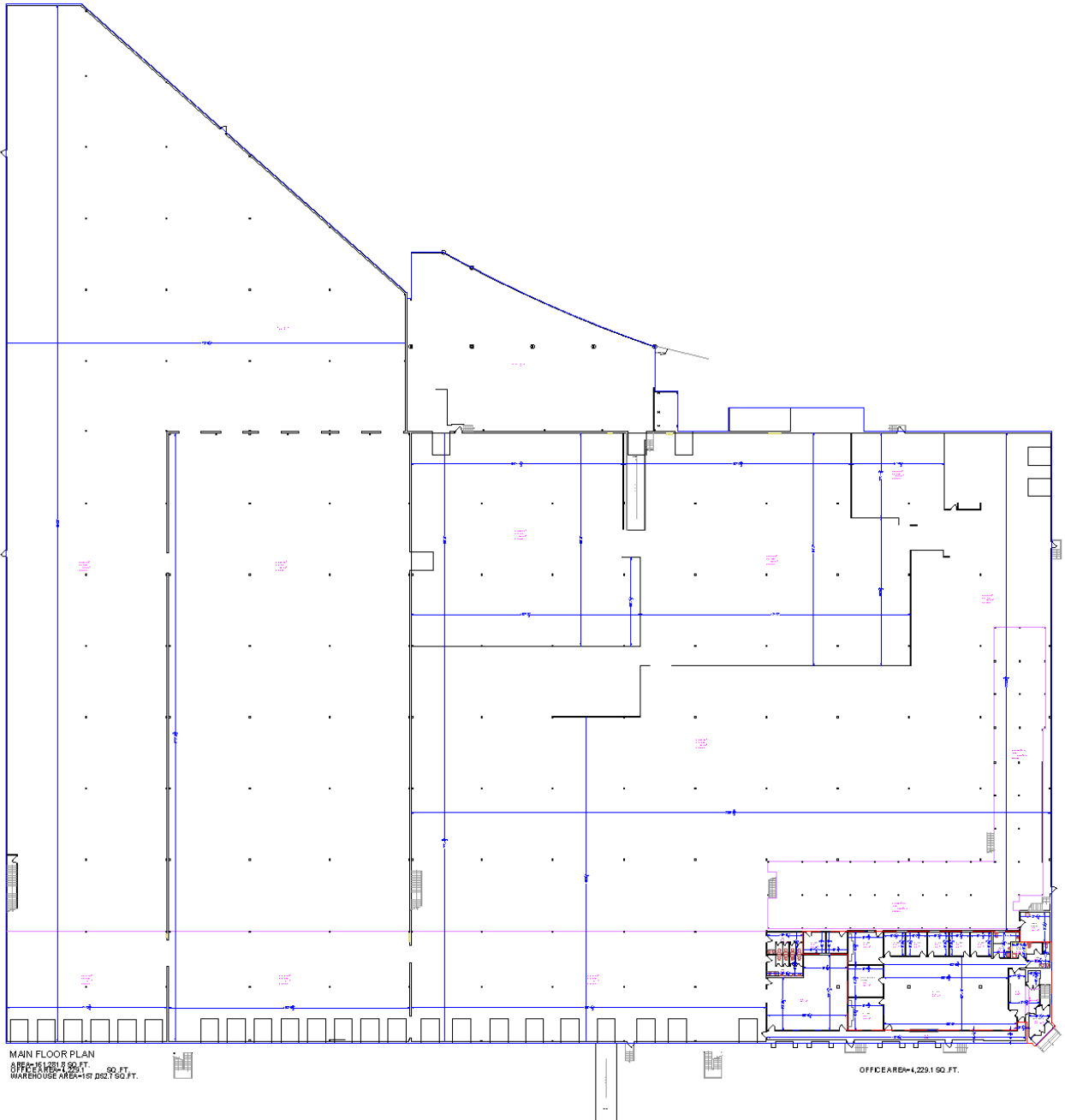
POWER:

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

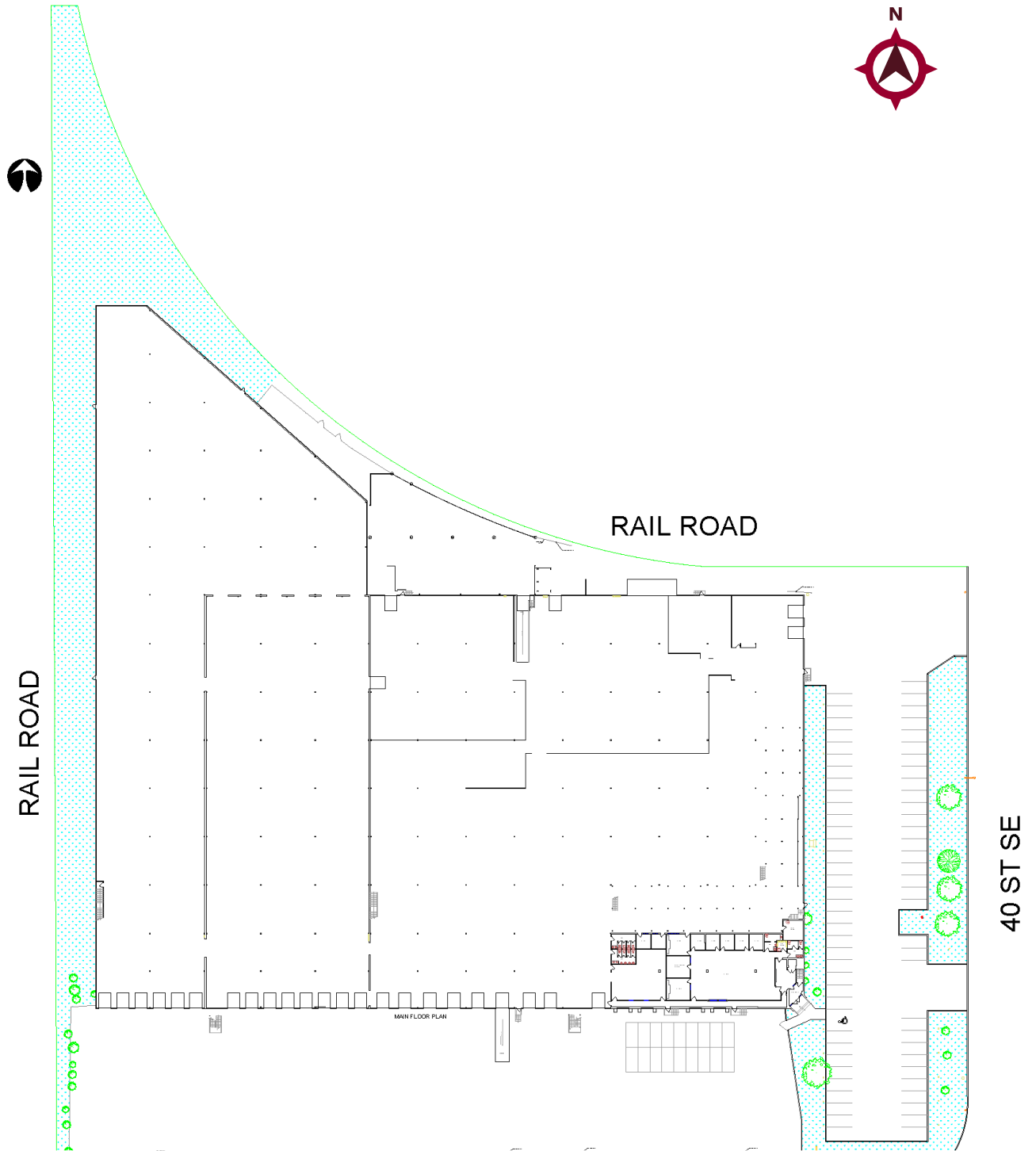
**COMMENTS:**

- » 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

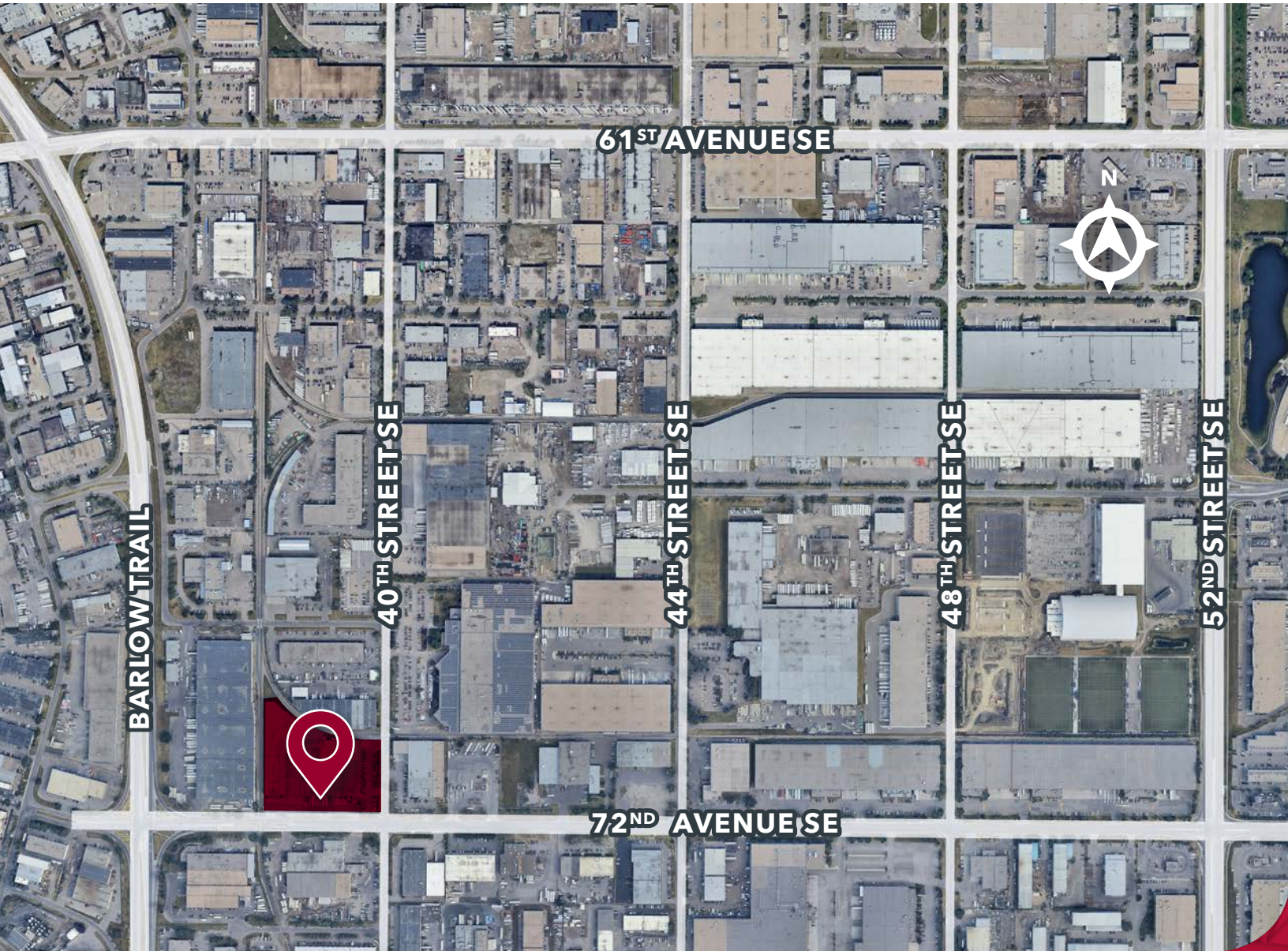
FLOOR PLAN



SITE PLAN



LOCATION



CONTACT US



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COMMERCIAL REAL ESTATE SERVICES

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