

**Lease Rate Further Reduced!**

# High-Quality Industrial Property

7625 57 Street SE, Calgary, AB T2C 5M2

## OPPORTUNITY SUMMARY

Located in Southeast Calgary's high-demand industrial corridor, 7625 57th St SE offers excellent access to Glenmore, 52nd Street, Peigan, and Stoney Trail. The 1.68-acre site features two access points for efficient circulation and a high-quality tilt-up construction facility built in 2013. With 31.8' clear height, 25' hook height, six oversized drive-in doors, six sump pumps, and two make-up air units (30,000 CFM total), the building is designed for heavy-duty operations. A 14' x 14' knock-out panel on the north side allows for future drive-through (L-shaped) access. The property also includes a 20-ton crane (with two 10-ton hoists), 800 amp power, and seven offices, offering a well-balanced industrial and office setup. Fully sprinklered and demisable for flexible occupancy.



For more information,  
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**PROPERTY DETAILS**

LEGAL ADDRESS	1310792; 2
SITE SIZE	±1.68 Acres
BUILDING SIZE	±23,405 SF
YEAR BUILT	2013
ZONING	I-G (Industrial General)
LOADING	6 drive-in doors total <ul style="list-style-type: none"> <li>• 2 (18' x 16') doors</li> <li>• 4 (18' x 20') doors</li> </ul>
CEILING HEIGHT	31.8' clear, 25.8' hook
POWER	800 Amps (TBV)
MAKE-UP AIR	2 units (30,000 CFM)
OFFICE	7 offices total
OP COSTS	\$7.50 /SF (2025)
OCCUPANCY	Jan 2026 (possibly sooner)
PROPERTY TAXES	\$100,284 (2024)
SALE PRICE	Market
LEASE RATE	\$19.75/SF <b>\$16.50 PSF (Net)</b> <i>Rate Further Reduced!</i>

**PROPERTY BREAKDOWN**

- Total Site Size: ±1.68 acres
- Total Building Size: ±23,405 SF
- Total Warehouse Space: ±16,035 SF
- Total Office Space: ±5,600 SF
- Total Mezzanine Space: ±1,770 SF

**North Portion Offices**

- 2 Offices
- 1 Boardroom
- 2 Washrooms
- 1 Kitchen

**South Portion Offices**

- 4 Offices
- 1 Boardroom
- 2 Washrooms (one washroom with shower)
- Second floor office buildout with kitchen
- 2 Kitchens total

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**LEASE OPTIONS**

	OPTION 1	OPTION 2	TOTAL
AVAILABLE AREA	±14,679 SF	±8,726 SF	±23,405 SF
WAREHOUSE	±11,037 SF	±4,998 SF	±16,035 SF
OFFICE	±1,872 SF	±1,929 SF (1st floor) ±1,799 SF (2nd floor)	±5,600 SF
MEZZANINE	±1,770 SF	N/A	±1,770 SF
CRANES	20-ton capacity *	N/A	20-ton capacity *
LOADING	4 drive-in doors (18' x 20')	2 drive-in doors (18' x 16')	6 drive-in doors 2 (18' x 16') and 4 (18' x 20')
POWER	800 A, 600 V, 3 Phase	300 A, 600 V, 3 Phase	800 A, 600 V, 3 Phase

\* crane specifications: 20-ton capacity with 2 hoists (10-ton each), 25.8' clear hook height and 80 foot span

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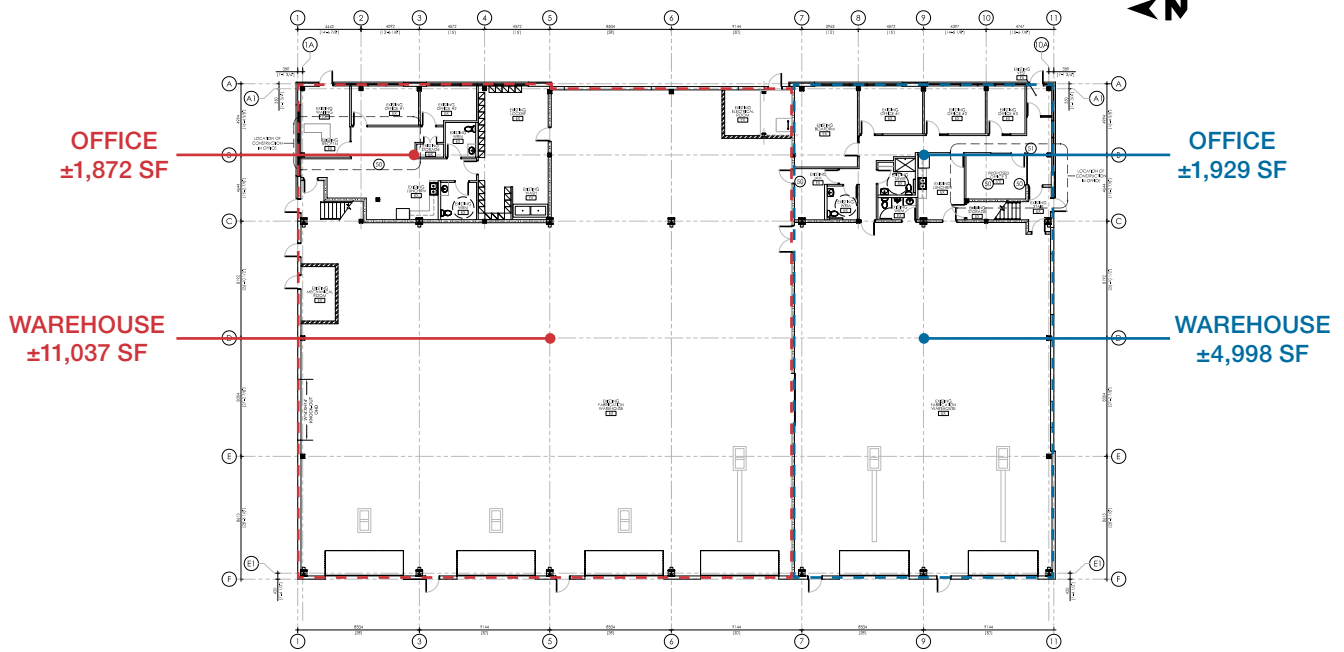
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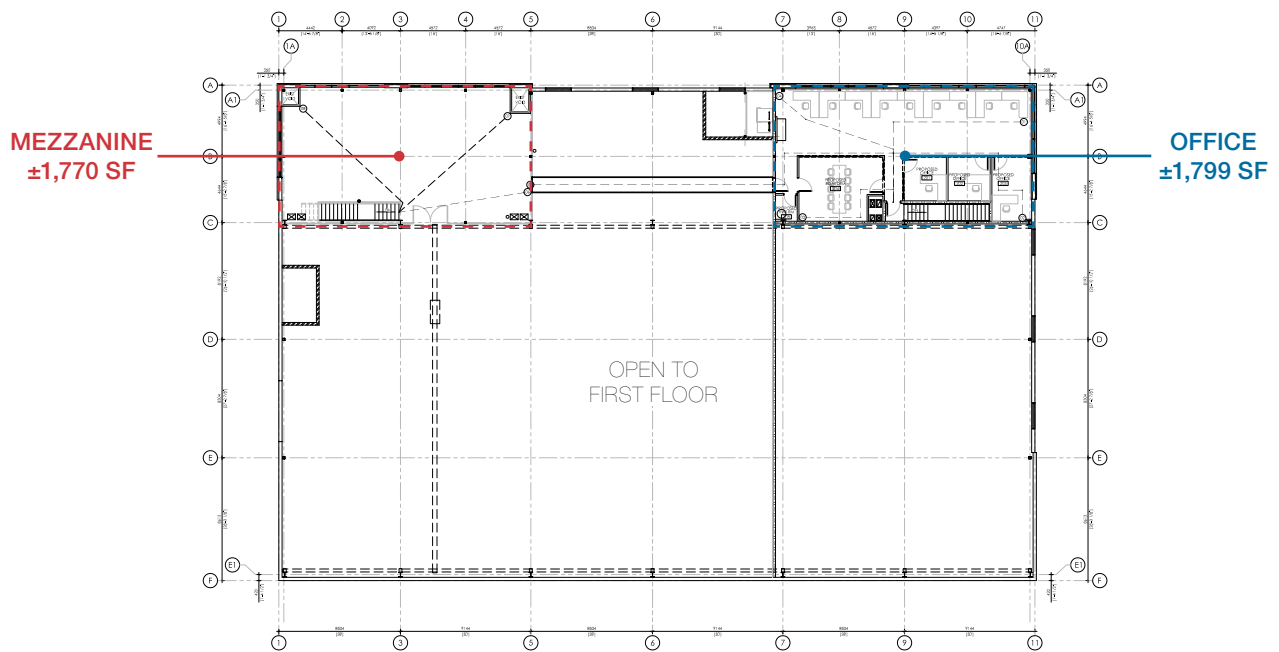
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**FLOORPLANS**

**Main Floor**



**Second Floor**



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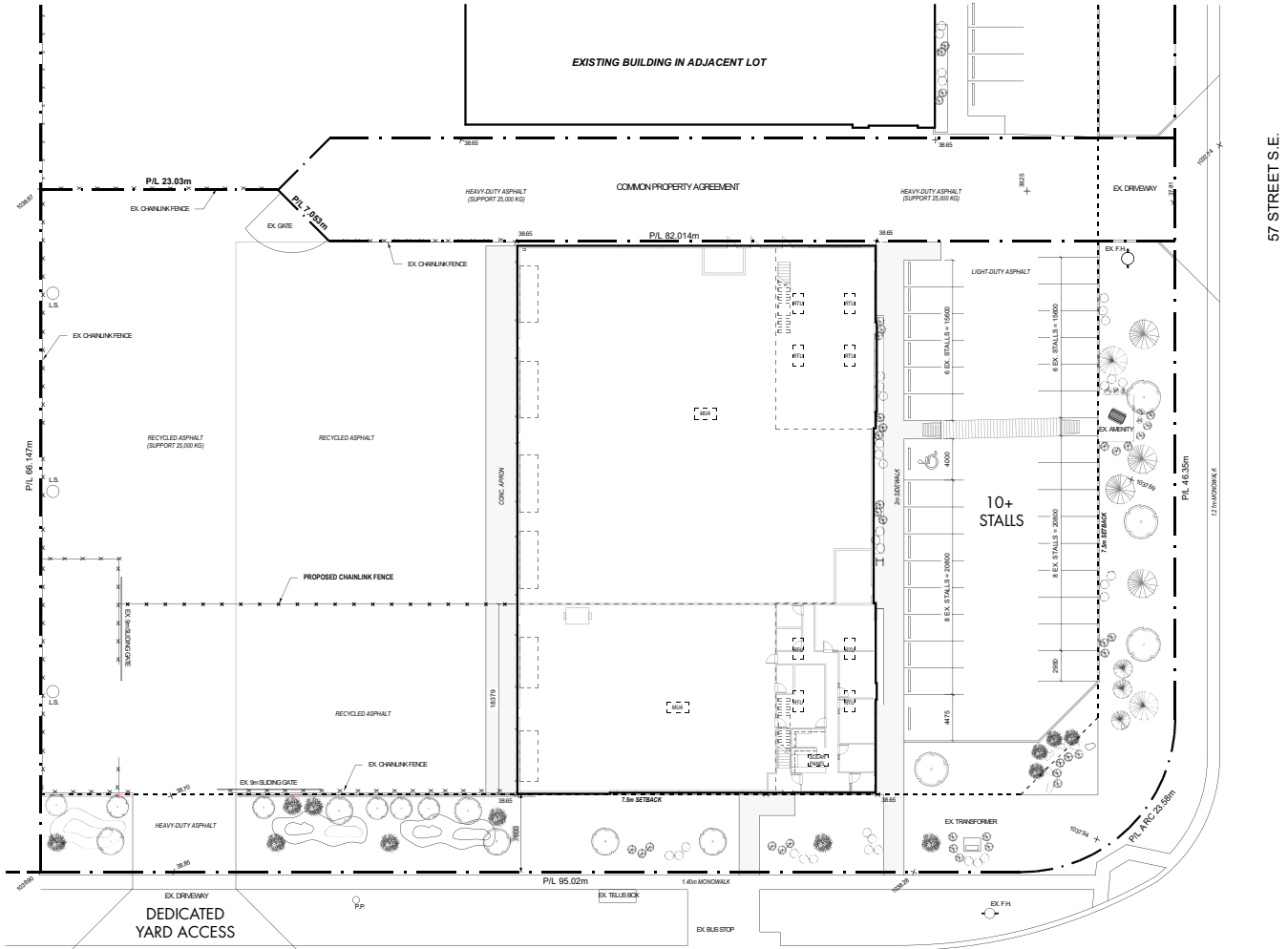


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**SITE PLAN**



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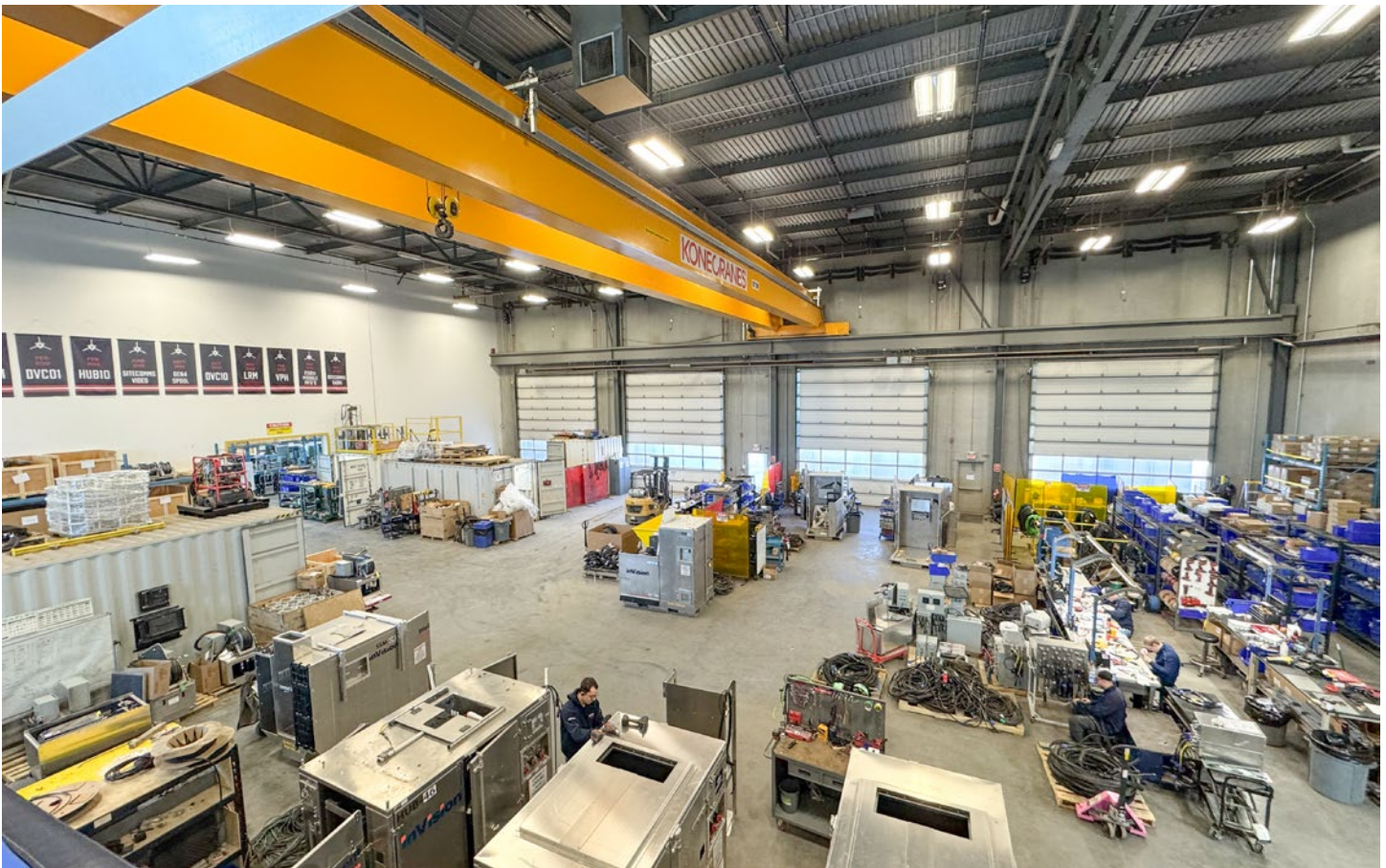
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