

For Lease



FREESTANDING INDUSTRIAL

5440 53 STREET SE
CALGARY, ALBERTA



HIGHLIGHTS

Freestanding manufacturing building in the Starfield Industrial Park, includes heavy power, cranes and an air makeup system. Shop has drive through capabilities with an entrance on 53rd St SE. Great location, corner lot with large fenced yard, great exposure and close to major routes.

Property is wired with fibre optic cable throughout.

PROPERTY DESCRIPTION

Lease Rate:	Market
Op. Costs:	\$3.77 psf
Available Area:	20,380 sq. ft.
Shop Area:	16,380 sq. ft. (63' x 260' clear span)
Office Area:	4,000 sq. ft.
Lot Size:	1.95 acres
Cranes:	1 10-Ton Bridge with 10 Ton Hoist 1 5-Ton Bridge with 5 Ton Hoist
Possession:	Immediate

BUILDING DETAILS



Power

1,000 Amp;
3 Phase;
208 Volt



Zoning

I-G
Industrial General



Ceiling Height

29 ft



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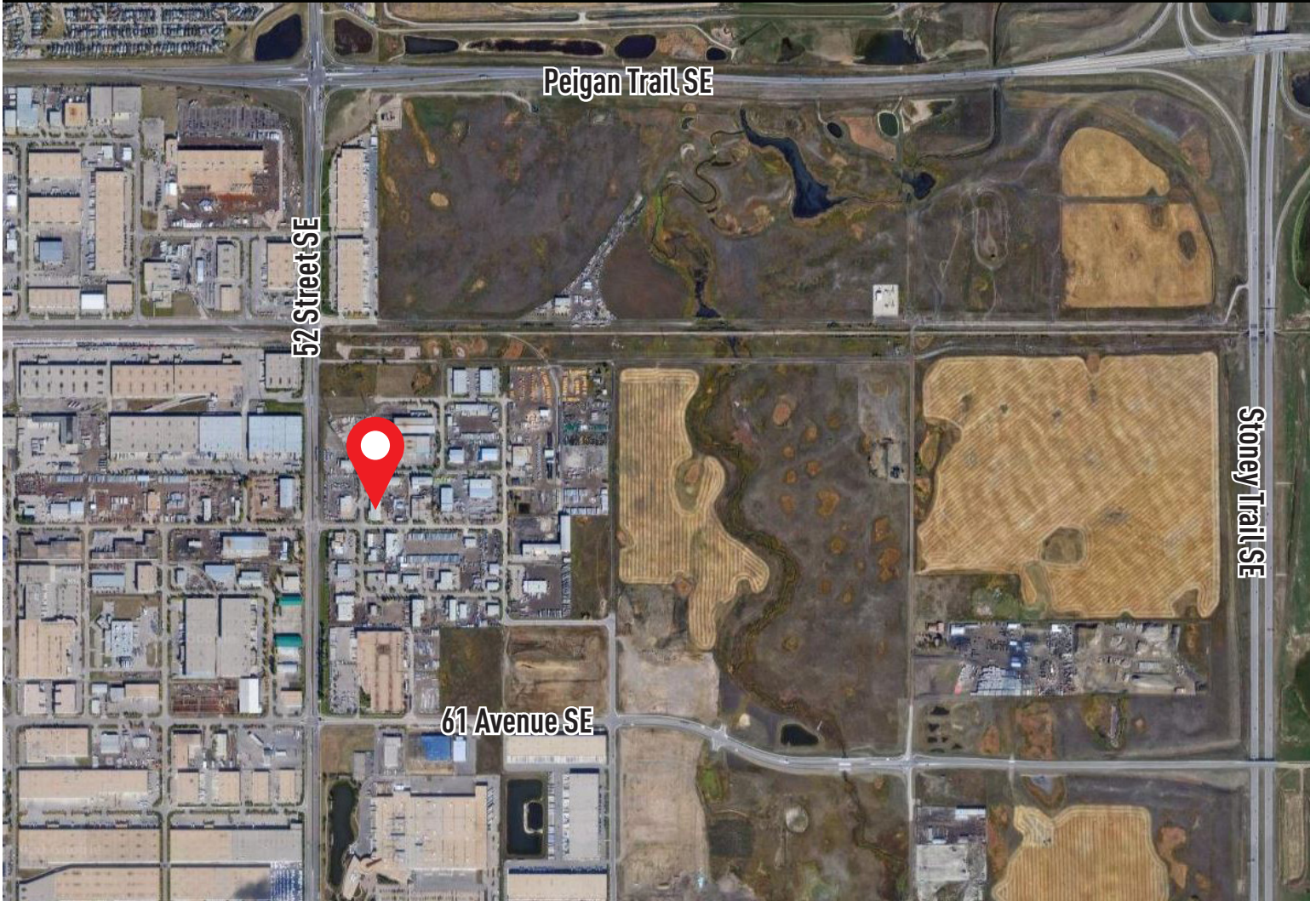
Two 18' x 18' Drive In
Two 24' x 24' Drive In

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AVENUE | Commercial
Real Estate Solutions

LOCATION

5440 53 Street SE, Calgary, Alberta



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