



INDUSTRIAL BUILDING WITH YARD - 4.23 +/- ACRES

8716 48 Street SE

Calgary, AB

- Corner site with three access points.
- Large acreage with heavy compacted yard.
- Main building is equipped with LED lights, 5 office space, 1 lunchroom, 2 washrooms, 1 boardroom, data room and 1 shop office.
- Main shop building measures 80' long x 80' wide.
- 2nd building/storage measures 80' long x 40' wide with 18' high x 14' wide drive-in door.
- Mezzanine in warehouse.
- Trench drain, 2x Sump drain.

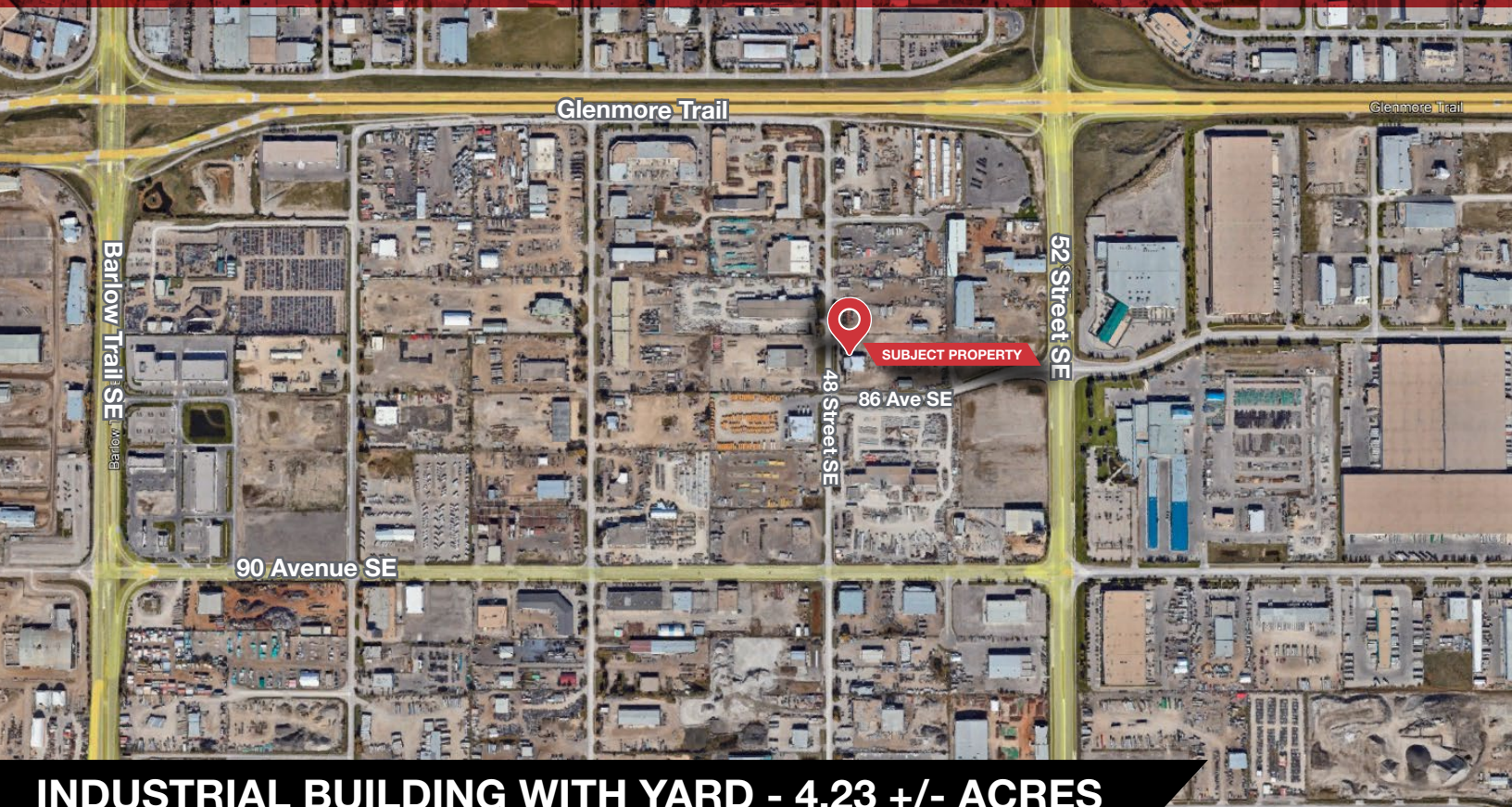
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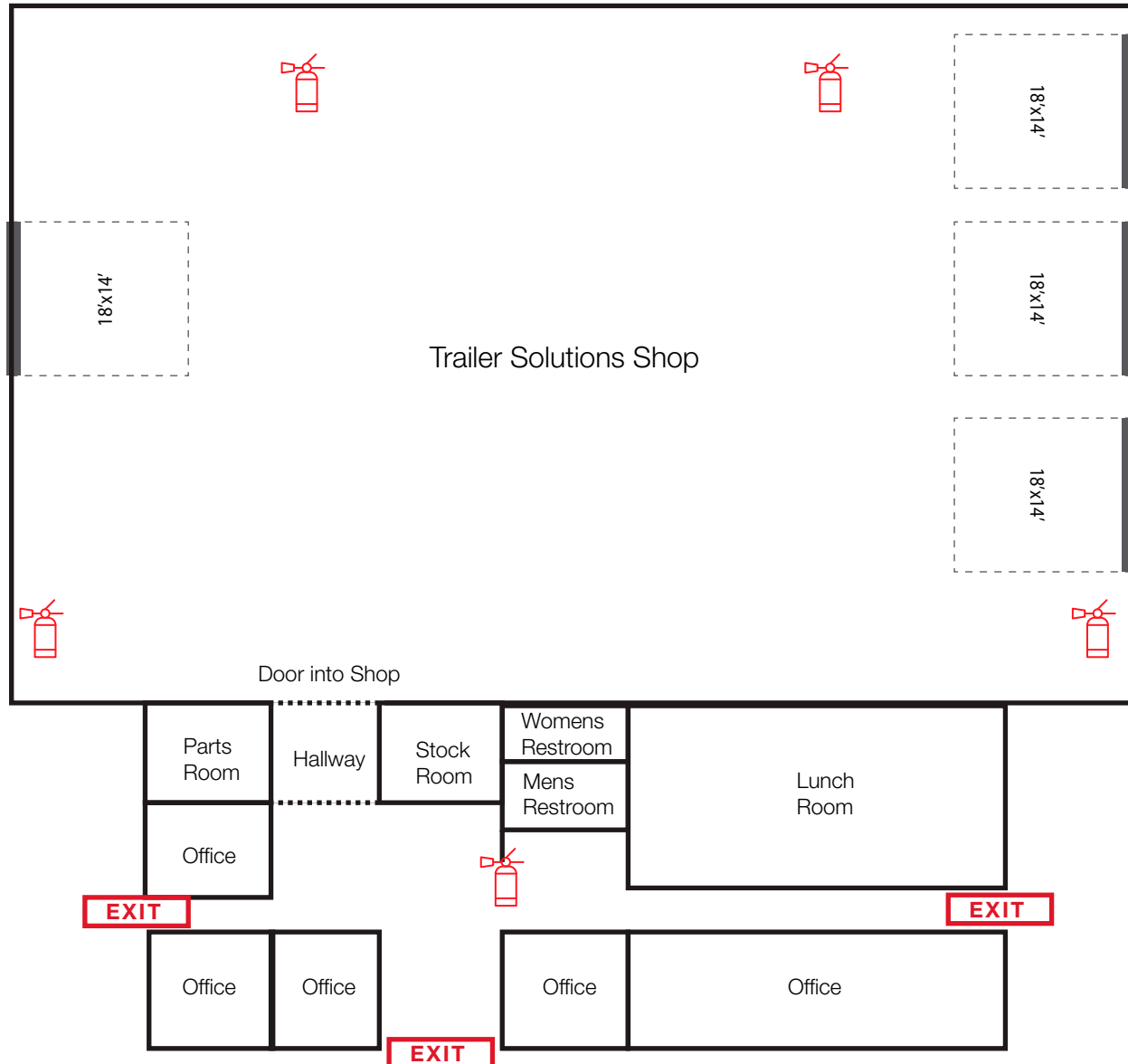
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Submarket:	South Foothills
Zoned:	I-G Industrial General
Main Building:	9,400 +/- Sq.Ft.
2nd Building:	3,500 +/- Sq.Ft.
Total Area:	12,900 +/- Sq.Ft.
Land Size:	4.23 +/- Acres
Lease Rate:	\$18 / Sq.Ft.
Operating Cost:	\$8.63 / Sq.Ft.
Main Building Power:	400 amp, 480 volts
2nd Building Power:	200 amp, 208 volts
Ceiling Height:	20' clear (Main building) 20' clear (2nd building)
Available:	90 days
Term:	5 years



Main Building Loading:	2 - Drive in (18'(h) x 14'(w)) 1 - Drive-through (18 (h)'x14' (w))
2nd Building Loading:	1 - Drive in (18'(h) x 14'(w))

MAIN BUILDING PLAN





CONTACT US

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