Senary PARTNERS

FOR SALE OR LEASE



39 TECHNOLOGY WAY SE

±9,600 SF Industrial Building with Large Yard Space

Freestanding Industrial Building | 39 Technology Way SE, Calgary AB T3S 0B8

OPPORTUNITY SUMMARY

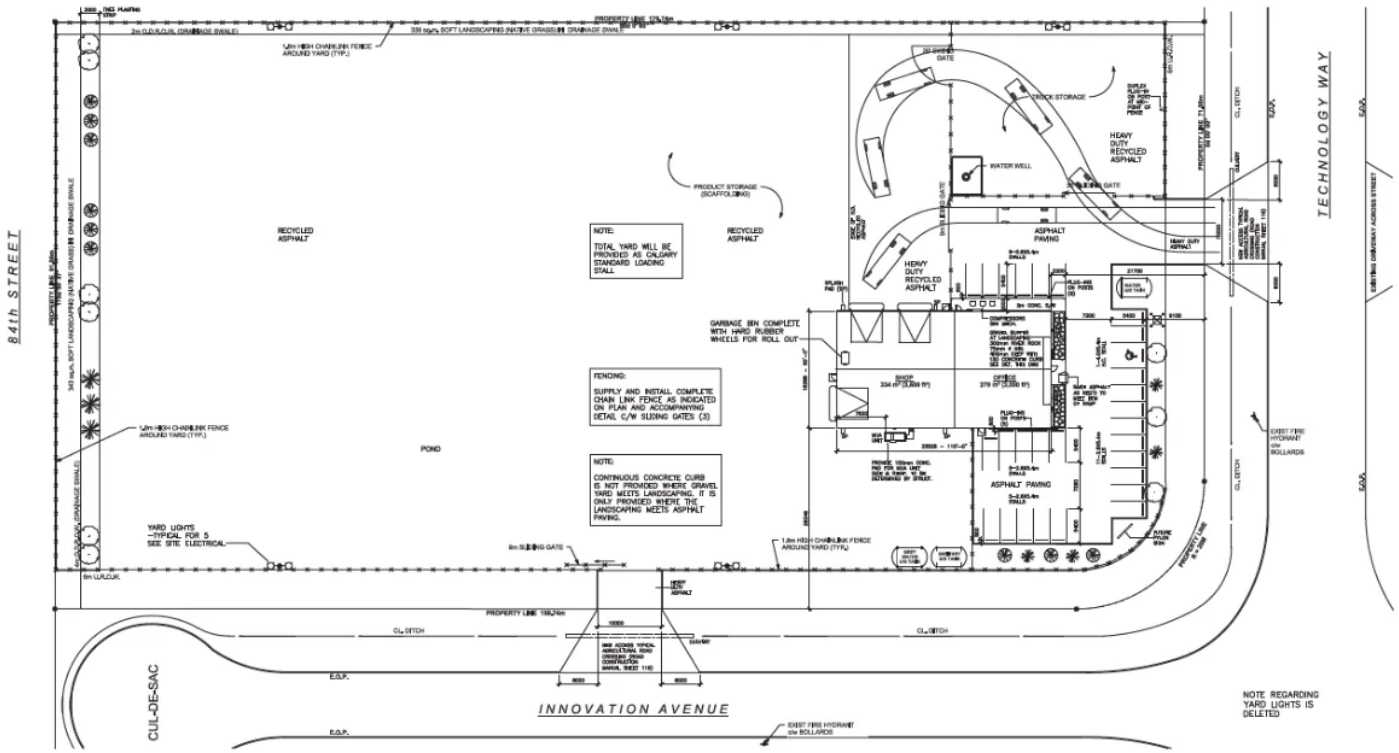
- **For Lease – ±6,600 SF industrial space with a highly functional layout and ±3.00 acres of yard, suitable for a variety of industrial uses.**
- **For Sale - Entire Building with 2nd Foor space Leased**
- Includes Make-up Air, Radiant heat, Wash bay and Sump
- High-quality construction by CANA Construction, built in 2013
- Well-maintained property with a secure yard and multiple access points, for efficient site circulation
- Excellent connectivity with quick access to Glenmore Trail and Stoney Trail



PROPERTY DETAILS

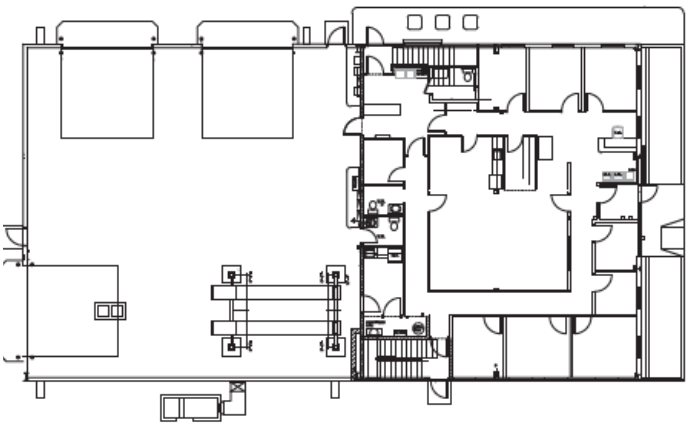
SHORT LEGAL	0716409; 9; 5
YEAR BUILT	2013
SITE SIZE	±4.06 Acres (±176,853 SF)
BUILDING SIZE	±9,600 SF Total
MAIN FLOOR	±6,600 SF (For Lease)
MAIN FLOOR OFFICE	±2,800 SF
MAIN FLOOR WAREHOUSE	±3,800 SF
2ND FLOOR	±3,000 SF (Leased)
ZONING	DC (Direct Control)
TAXES	$93,024.96 (2026)
LOADING	3 drive-in doors (16' x 16')
CEILING HEIGHT	26' (TBV)
SHOP DIMENSIONS	60' x 60' with a foreman's office, washroom and small kitchen area
LEASE RATE	Market
SALE PRICE	Market
OPERATING COST	TBV
OCCUPANCY	TBV
MAIN GATES	Powered Gates

PROPERTY SITE PLAN

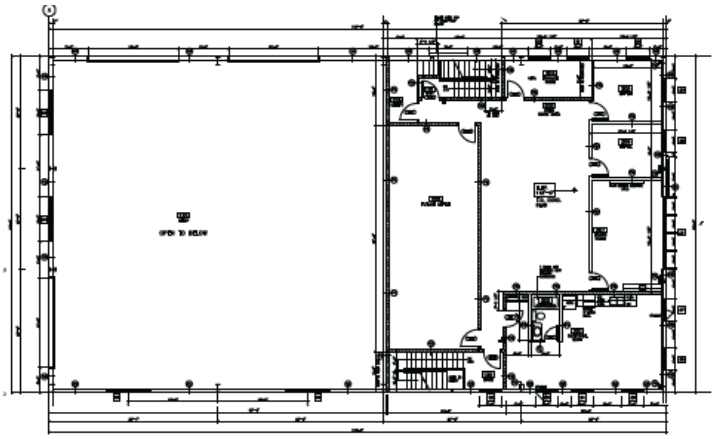


PROPERTY FLOOR PLANS

MAIN FLOOR — ±6,600 SF



SECOND FLOOR — ±3,000 SF - Leased



FOR MOREINFORMATION,
PLEASE CONTACT

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LOCATION







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