Senary PARTNERS

NEW LISTING

FOR LEASE | INDUSTRIAL WITH YARD

11031 72 STREET SE | CALGARY, AB

INDUSTRIAL FOR LEASE

±4,966 SF | WITH ±15,000 SF YARD





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SPACE HIGHLIGHTS

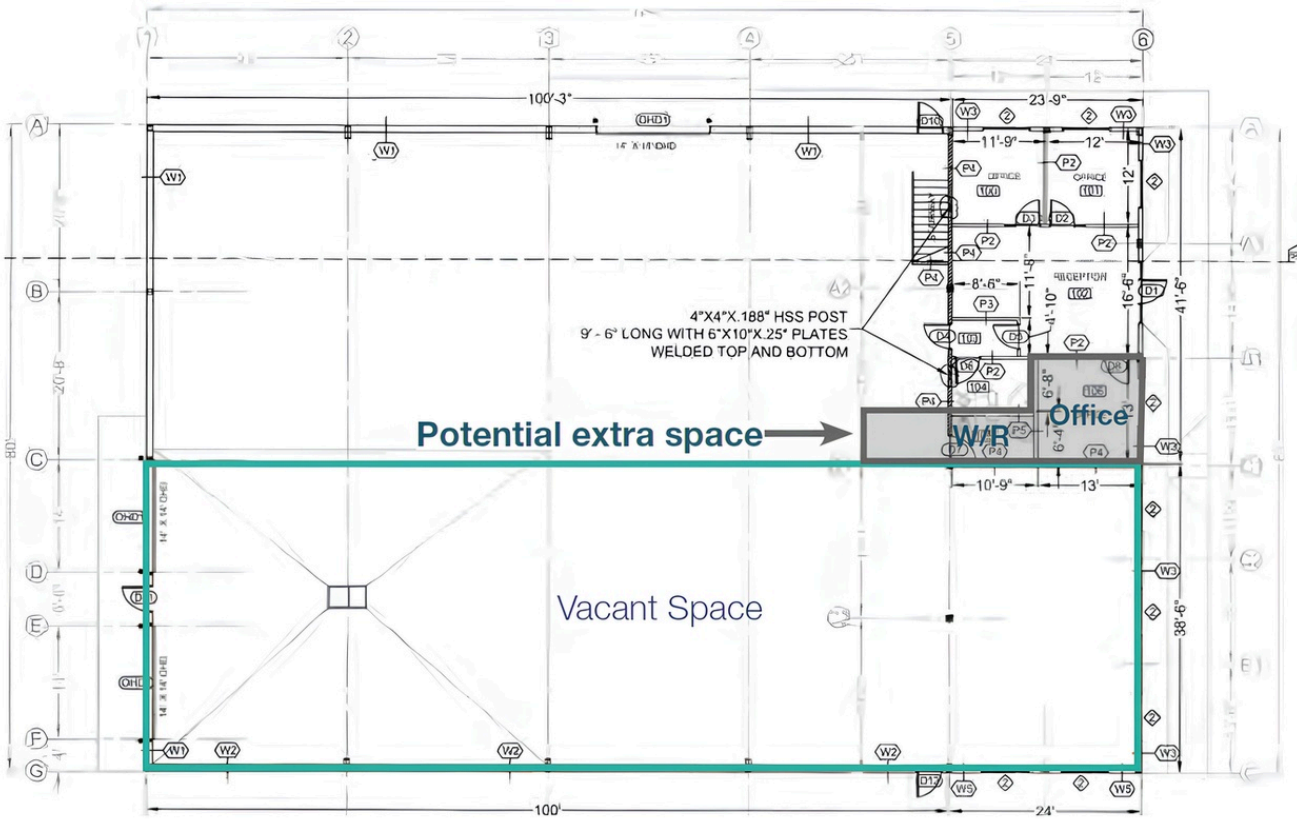
- The building was built in 2008 by one of Calgary's leading commercial construction companies - Boychuck Design Build.
- ±4,966 SF of industrial space with a fenced, heavy compacted ±15,000 SF yard
- Radiant heat, make-up air, power doors, drain and LED lights
- Air lines throughout and alarm system
- Washroom with shower
- Potential to lease additional space (washroom and office)

LEASE RATE **Market**

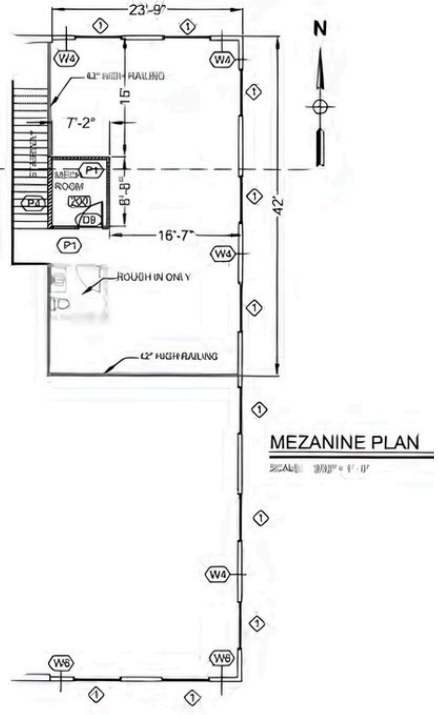
SUBDIVISION	East Shepard Industrial
ZONING	I-G (Industrial General)
TOTAL SIZE	±4,966 SF
OP COSTS	$7.50 (2026, TBV)
LOADING	2 drive-in doors (12' x 14')
CEILING HEIGHT	16'3" clear
POWER	200 Amps
SLOPED ROOF	20′ Slopes; 22′ Middle
PARKING	Scrambled
LEASE TERM	Contact

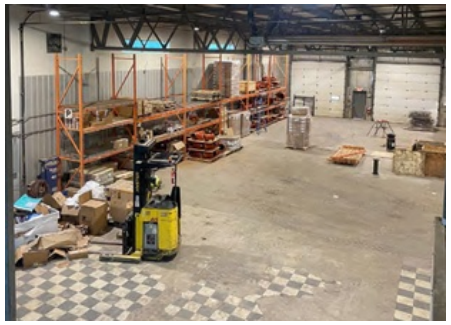


MAIN FLOOR



MEZZANINE





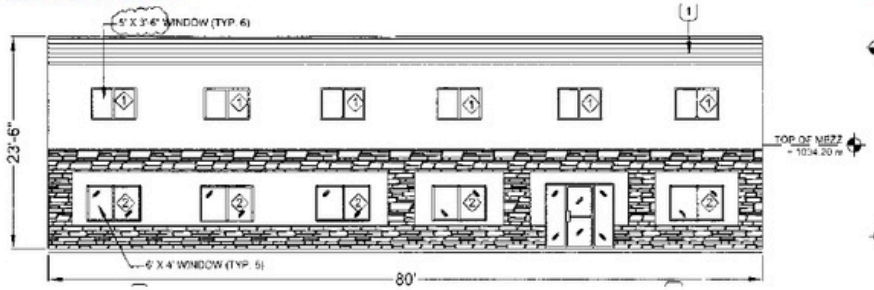


DISCLAIMER

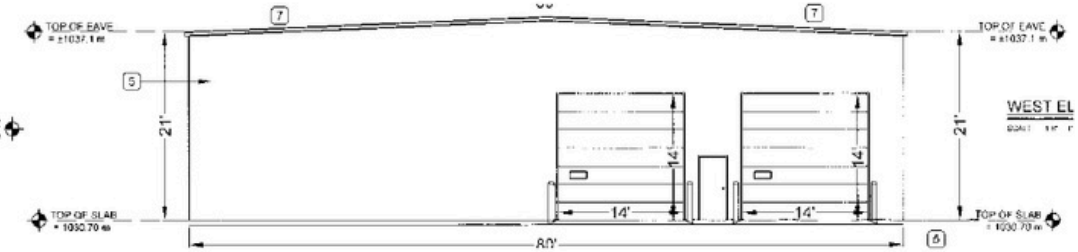
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ELEVATIONS

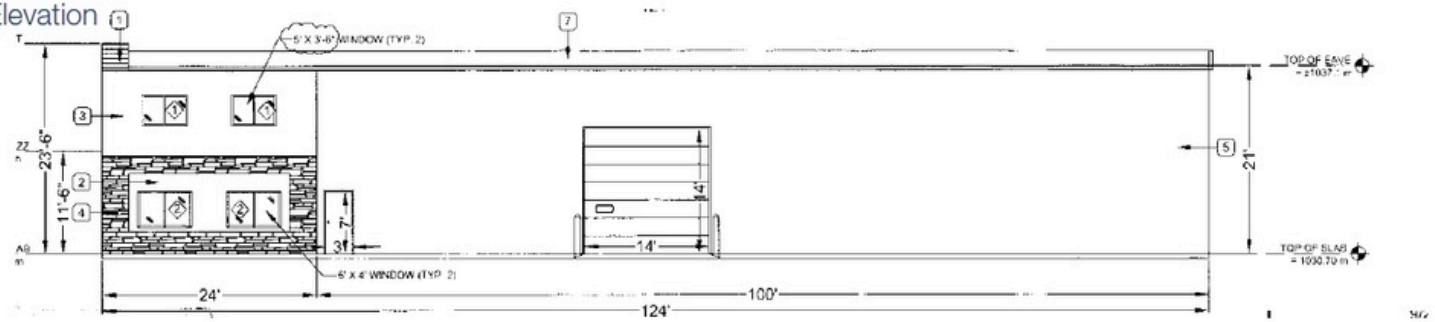
East Elevation



West Elevation



North Elevation



NEXT STEP

NEED MORE INFORMATION?

Ask about the details that matter to your business, or book a private tour of 11031 72 Street SE.

Aaron Gunn

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