

14,820 sf

Warehouse + Front Office

0.25 ac

Secure Fenced Yard



## WAREHOUSE+OFFICE IN FOOTHILLS INDUSTRIAL FOR LEASE

5316 36 Street SE  
Calgary



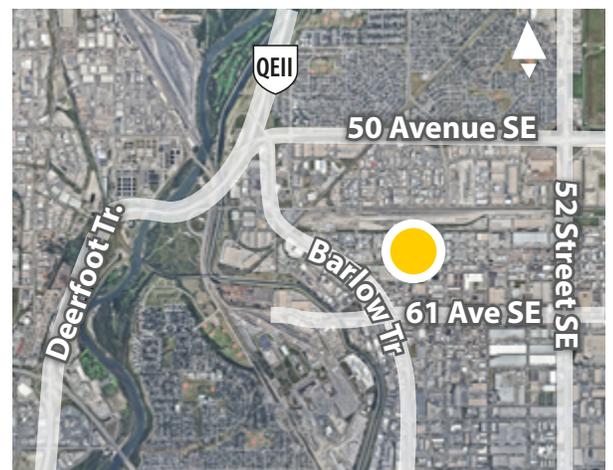
4 (12'x14')  
drive-ins



600A  
power  
(TBV)



Secure  
fenced  
yard



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**TCN**  
WORLDWIDE  
REAL ESTATE SERVICES

LOCAL  
EXPERTISE  
MATTERS



- » Exclusive bonus fenced and paved yard with its own dedicated access point;
- » Equipped with overhead crane;
- » Make-up air system in place;
- » Good access to Barlow Trail and 52 Street SE.



## PROPERTY INFORMATION

ADDRESS: 5316 36 Street SE, Calgary

DISTRICT: Foothills Industrial

ZONING: I-G (Industrial General)

AVAILABLE FOR LEASE:

Front office: 1,620 sq. ft.

Warehouse: 13,200 sq. ft.

TOTAL: 14,820 sq. ft.

YARD AREA: 0.25 ac (10,900 sq. ft.) – bonus

LOADING: 4 (12'w x 14'h) drive-ins

CEILING HEIGHT: 16.73' to joist (TBV)

POWER: 600A, 3 phase (TBV)

CRANE CAPACITY: 10 T (TBV)

MAKE-UP AIR: 10,000 CFM (TBV)

PARKING: Ample

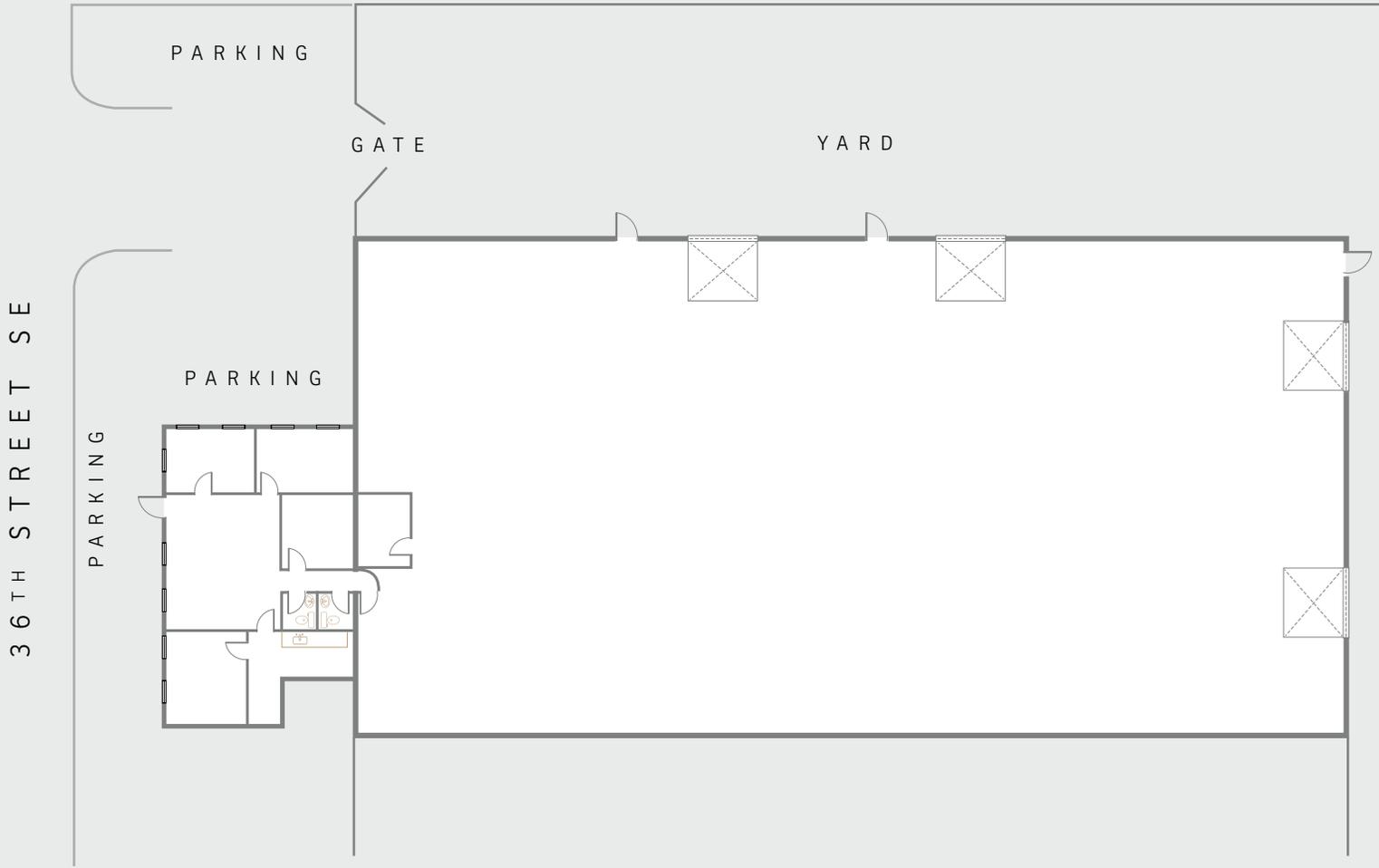
## LEASE INFORMATION

AVAILABILITY: On 60-day notice

OP. COSTS AND TAXES:

\$4.00 per sq. ft. (est.) plus utilities

LEASE RATE: \$15.00 per sq. ft. (year 1), escalating thereafter throughout the lease term





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LOCAL EXPERTISE MATTERS