

FOR SALE/LEASE

32,071 SF ON 4.09 ACRES



RARE, STANDALONE INDUSTRIAL OFFERING
7664 - 10 STREET NE
CALGARY, AB



Lead Agents:

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PROPERTY DETAILS

District:	Deerfoot Business Centre
Zoning:	I-G (Industrial General)
Site Size:	± 4.09 acres
Year Built:	2000
Available Area:	± 32,071 sf
Office Area:	± 5,359 sf (main floor) ± 4,837 sf (second floor)
Shop Area:	± 21,875 sf
Loading Doors:	6 (16' x 16') drive-in doors 1 (23'6" x 22') drive-in door 1 (23'6" x 21'7") drive-in door
Ceiling Height:	26'7" clear
Power:	800A, 600V, 3 phase (TBV)
Cranes:	2 - 5 ton cranes (22' bridge height, 18'11" hook height) 2 - 10 ton cranes (22' bridge height, 18'7" hook height)

Financial Details

Asking Price:	\$8,700,000 (\$271 psf)
Asking Lease Rate:	\$16.00 psf
Escalations:	2.5% annually
Op. Costs:	\$6.29 psf (2024 est.)
Property Taxes:	\$166,444 (2023)
Availability:	May 1, 2024

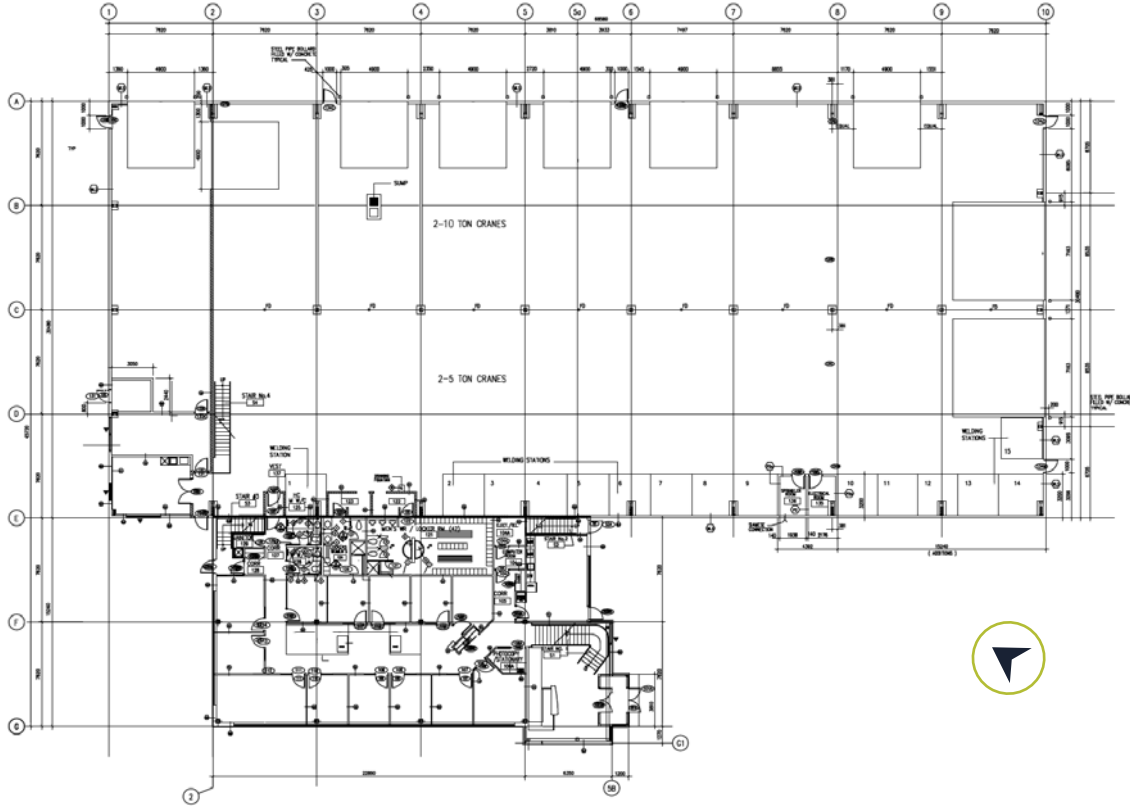
Highlights

- Rare, freestanding industrial facility with overhead cranes, large doors and excess yard
- Heavy, reinforced, and partially paved yard area with multiple points of access
- 45,000 CFM make-up air (TBV)
- Radiant tube heating in shop with HVAC RTU system for office
- Floor drains/sump recently installed in the shop area
- Along elevated powerline corridor
- Many nearby amenities
- Good access onto Deerfoot Trail
- Close proximity to the Calgary International Airport

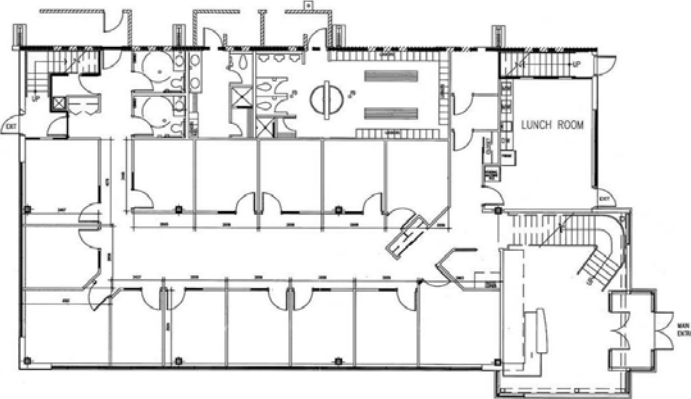


FLOOR PLAN

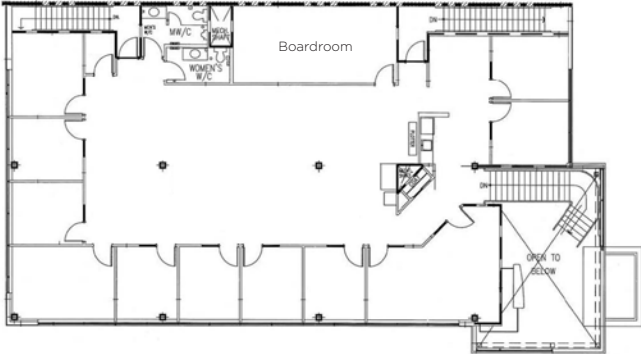
Main Floor



Main Floor Office

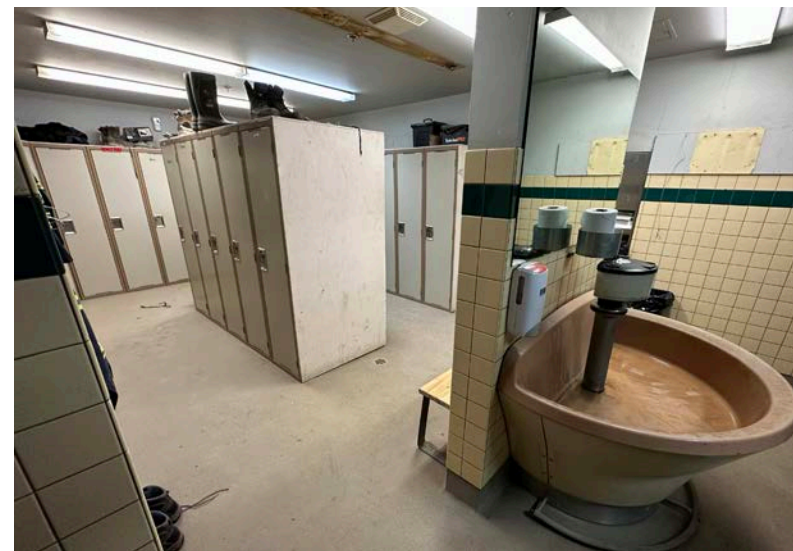
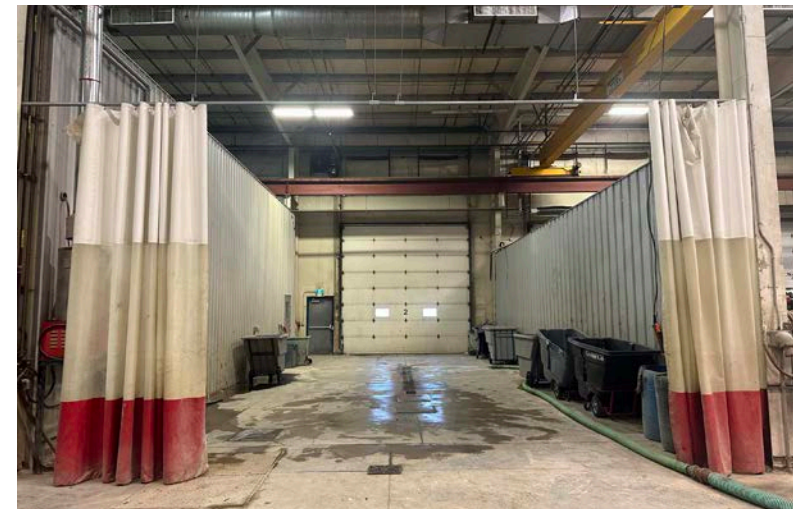
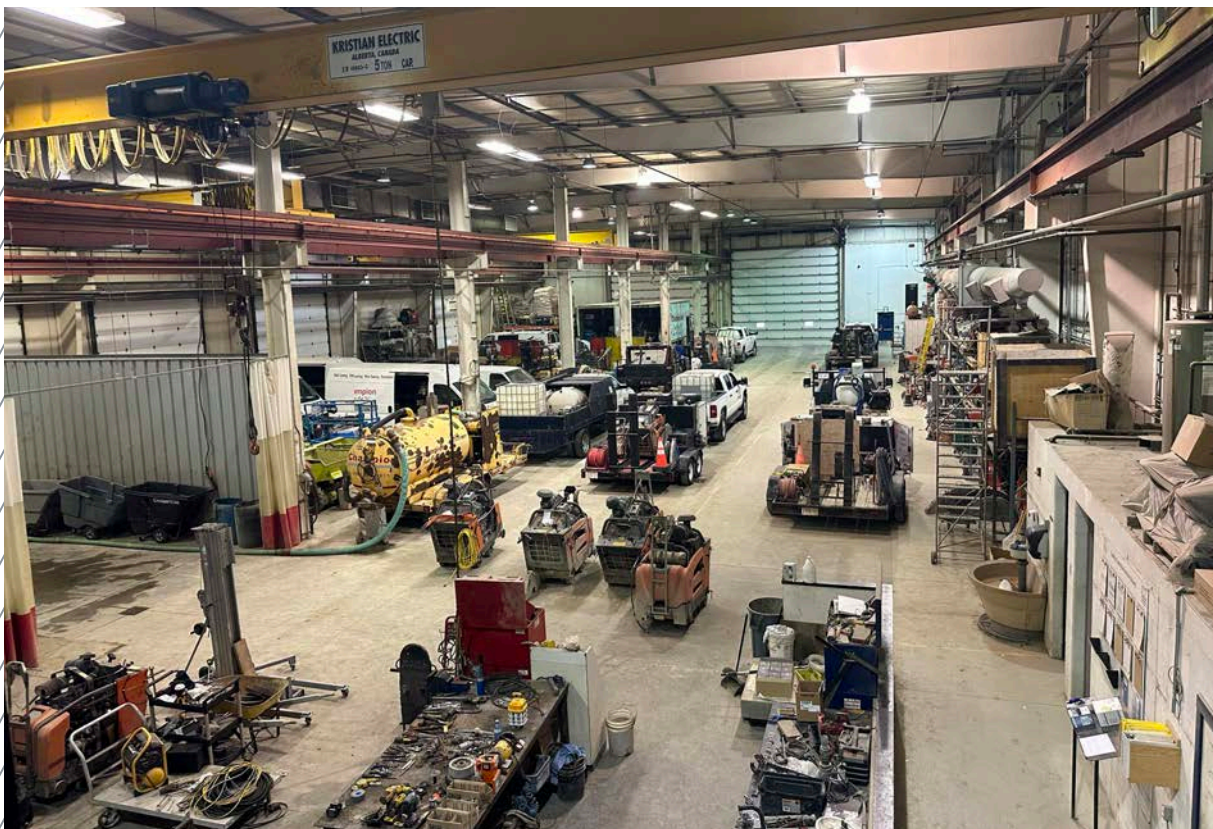


Second Floor Office



*Not to scale, not exactly as shown.

PHOTOS





AERIALS

LOCATION MAP



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