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SMI Commercial • Industrial Division



# Shop Bay For Lease

## 5920 – 35 Street SE

### Bay B

**8,500 sq. ft.**

- Multiple drive-in / **drive-through** bays including 6 - 16' high by 14' wide overhead doors

- **Exhaust / Make-Up Air system to be considered**

- Service pit & trench sump

- 2 jib hoists

- **400 amp** (120/208 Volt / 3-phase) electrical to be confirmed

- office & showroom

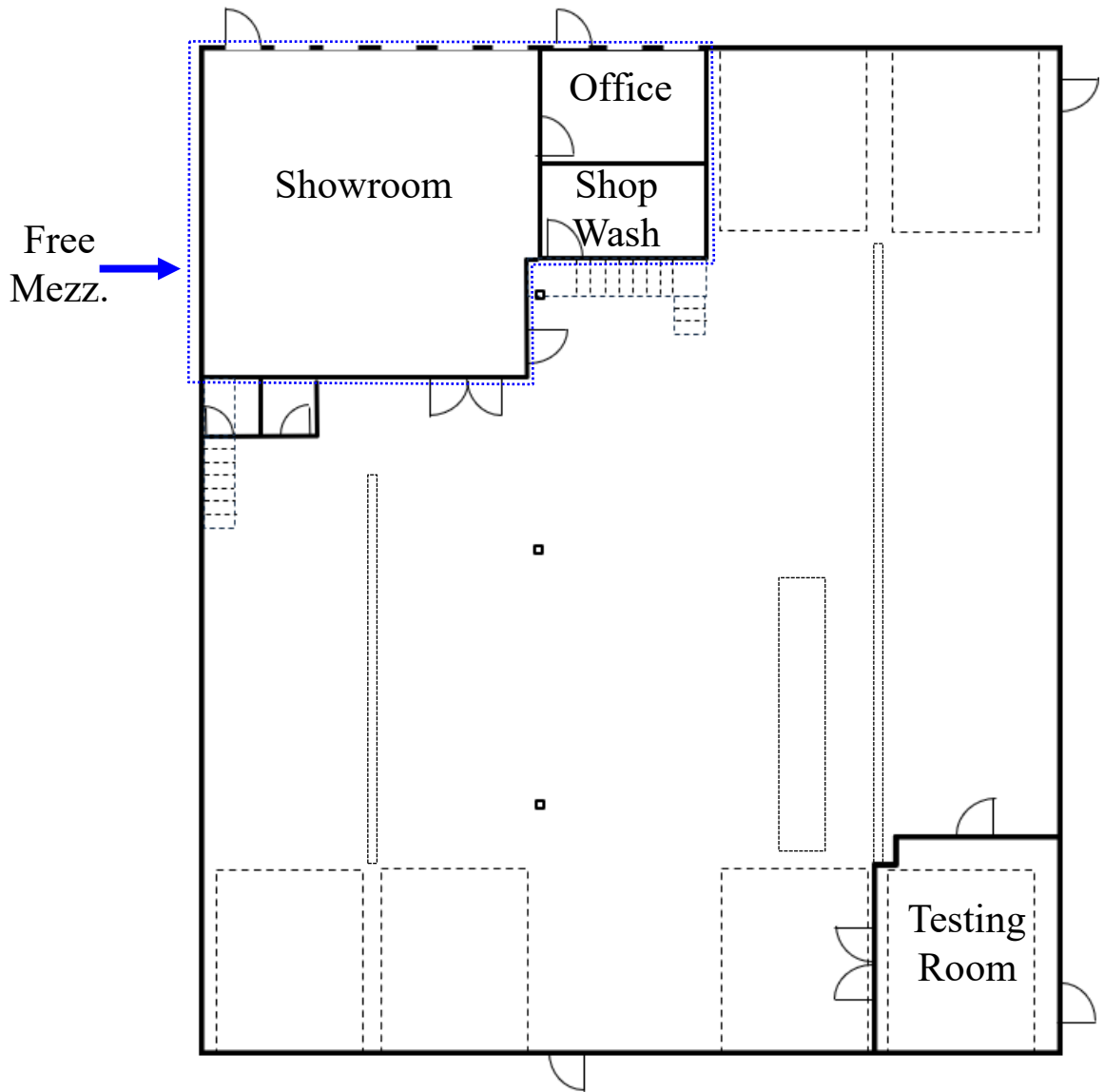
- secured **yard** area

- Foothills Industrial Park

- Building Signage  
Exposure to Barlow Trail including available Pylon Sign

- Close to major transportation routes of Glenmore, Deerfoot & Stoney Trails

**\$13.25 net + annual increase**  
**\$5.85 Op. Cost**  
(2025)



(may not be as shown and all measurements are subject to confirmation by those relying on this information)

Click or type for YouTube Virtual tour: [https://youtu.be/\\_2nsvuTqllk](https://youtu.be/_2nsvuTqllk)



# Bay B, 5920 – 35<sup>th</sup> Street S.E. Calgary

