

12,909<sup>sf</sup>  
**Leased**

6,927<sup>sf</sup> REMAINING  
SMALL BAY WITH 10 TON CRANE & YARD



FOR **LEASE**

BRAND NEW CONSTRUCTION

Great Plains Industrial Park  
7633 - 57th Street SE, Calgary, Alberta



Manufacturing/Service Facility

Quick access to  
Glenmore Trail & the Ring Road

FOR MORE INFORMATION OR TO VIEW, PLEASE CONTACT:

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117, 4950 106 Avenue SE, Calgary, Alberta T2C 5E9





## PROPERTY INFORMATION

**AVAILABLE AREA :** Shop: 5,128 square feet  
Office: 1,799 square feet  
Main Floor Area: 6,927 square feet  
  
FREE Mezzanine: 1,799 square feet

**NET RENTAL RATE:** \$19.75 per square foot per annum

**OPERATING COST:** \$4.07 (estimated for 2014)

**ZONING:** I-G (Industrial General)

**AVAILABLE:** Immediately

**TERM:** 5 years or greater

**OVERHEAD CRANE:** 10 TON bridge with two 5 TON hoists  
- 25' hook height with 80 foot span

**LOADING:** 2 - 16' x 16' drive-in doors

**CEILING HEIGHT:** 32' clear

**LIGHTING:** T5 Fluorescent

**POWER:** 300 Amps, 600 Volt, 3 phase service

**HEATING/HVAC:** Shop: Radiant Tube Heaters  
Office: Rooftop HVAC in place

**MAKEUP AIR:** 10,000 cfm unit in place

**COMMENTS:**

- 'A' class fabricating/manufacturing space;
- Dedicated fenced yard area;
- Flat shop floor with sumps; and
- Accessible SE location.

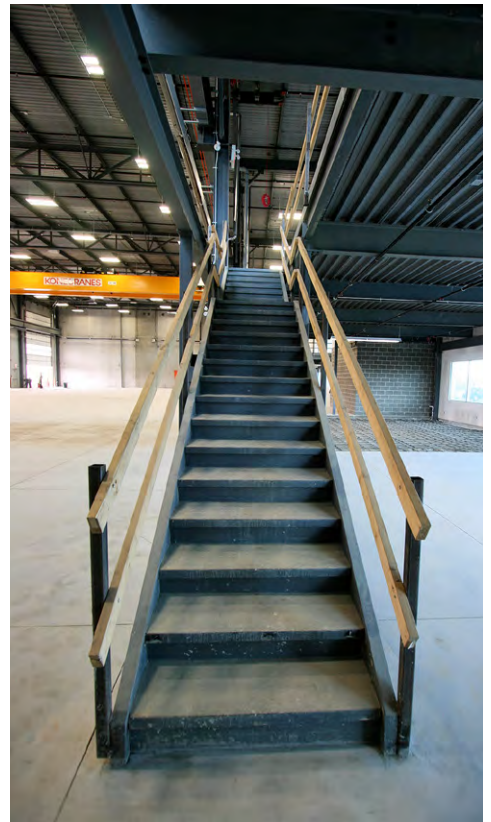




## FLOOR PLAN







'A' Class Space

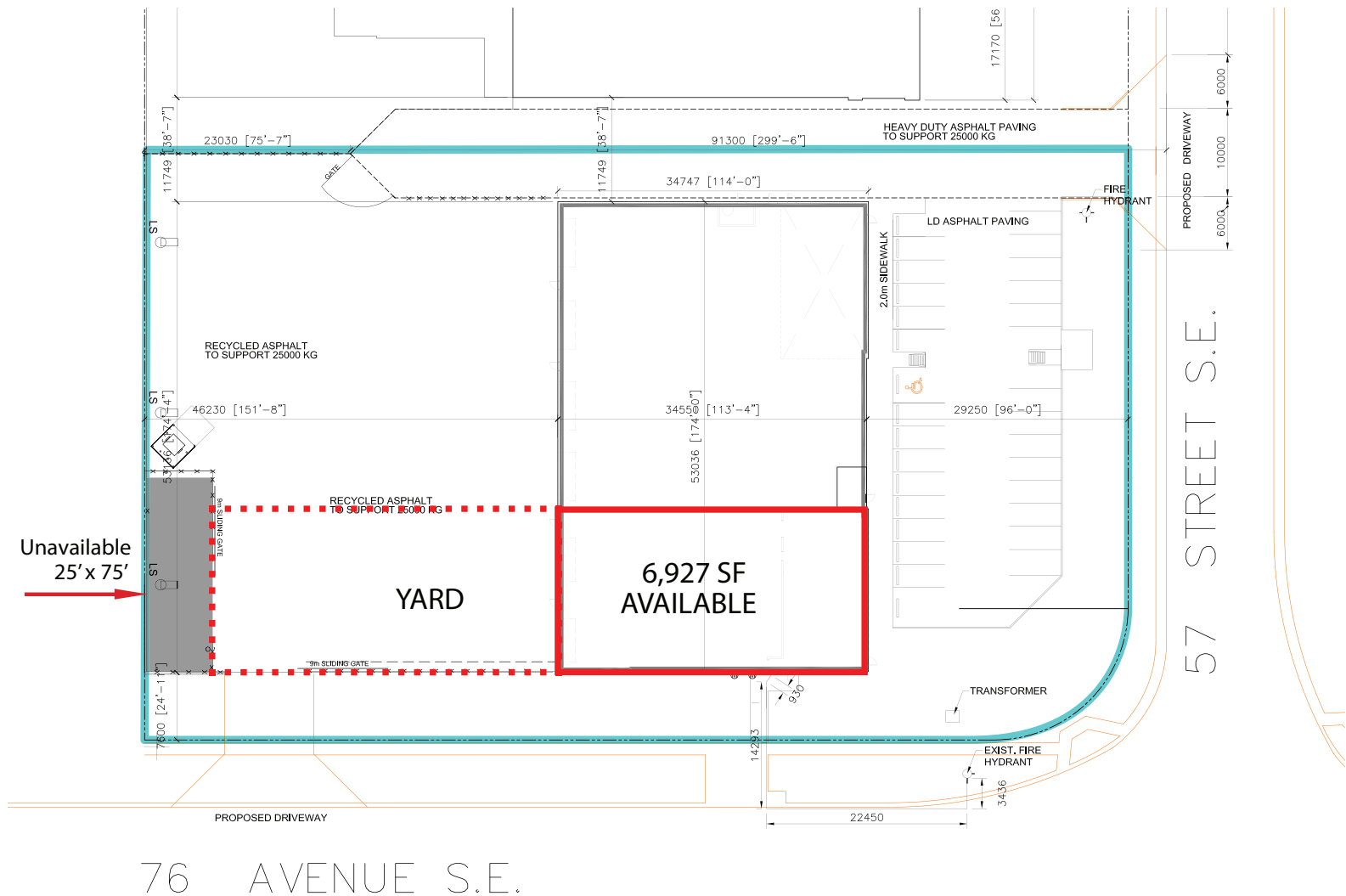
Available  
Immediately

Office buildout is  
under construction





# LOADING & SITEPLAN



The information contained herein has been gathered from sources deemed reliable, but is not warranted as such and does not form any part of any future contract. This offering may be altered or withdrawn at any time without notice.



**LOCAL  
EXPERTISE  
MATTERS**

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