

FOR LEASE

6285 - 76th Avenue SE | Calgary, AB
27,331 square feet | Great Plains Industrial Park



**Dock &
Drive-In Loading**



**Two 20 TON
Overhead Cranes**



**Dedicated
Yard Storage**

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PROPERTY DETAILS

AVAILABLE AREA:

| | |
|----------------------|----------------|
| Main Floor Office: | 3,573 sq. ft. |
| Second Floor Office: | 3,168 sq. ft. |
| Warehouse: | 20,590 sq. ft. |
| Total: | 27,331 sq. ft. |

NET LEASE RATE:

\$18.00 per sq. ft. per annum

OPERATING COSTS:

\$6.13 per sq. ft. per annum (for 2024)

AVAILABILITY:

September 2024

ZONING:

I-G (Industrial General)

HEATING/HVAC:

Radiant tube heaters in warehouse

LIGHTING:

T5HO fluorescent

LOADING:

- 1 - 40' X 30' bifold drive-in door
- 1 - 30' X 30' bifold drive-in door
- 1 - 14' X 10' drive-in door
- 2 - 8.5' X 10' dock doors with levelers

CRANES:

- 2 - 20 ton double girder overhead bridge cranes

HOOK HEIGHT:

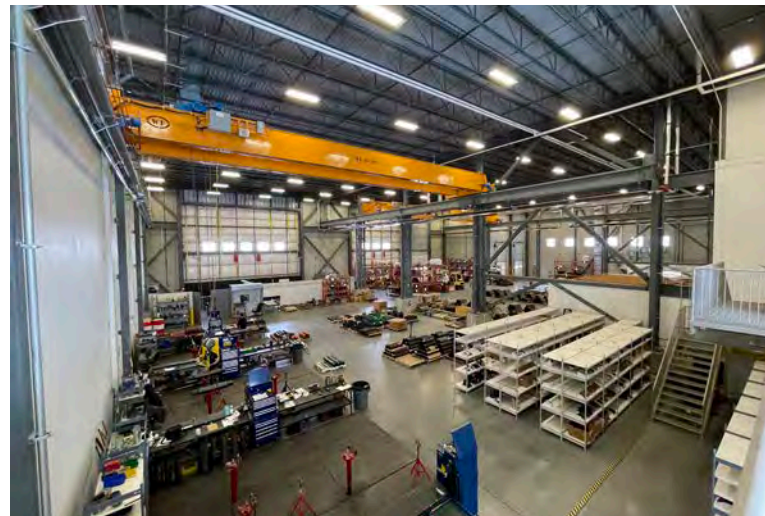
30' clear

CEILING HEIGHT:

37'6" clear

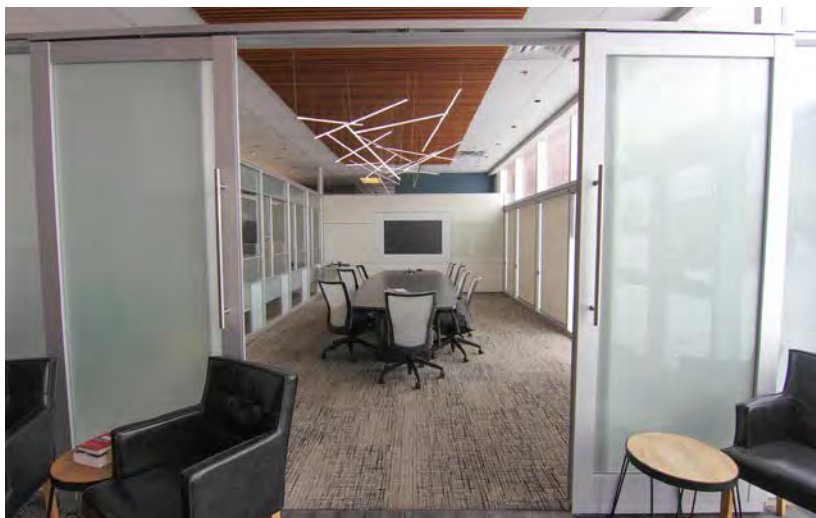
ELECTRICAL:

1,000 amps, 347/600 volt, 3 phase

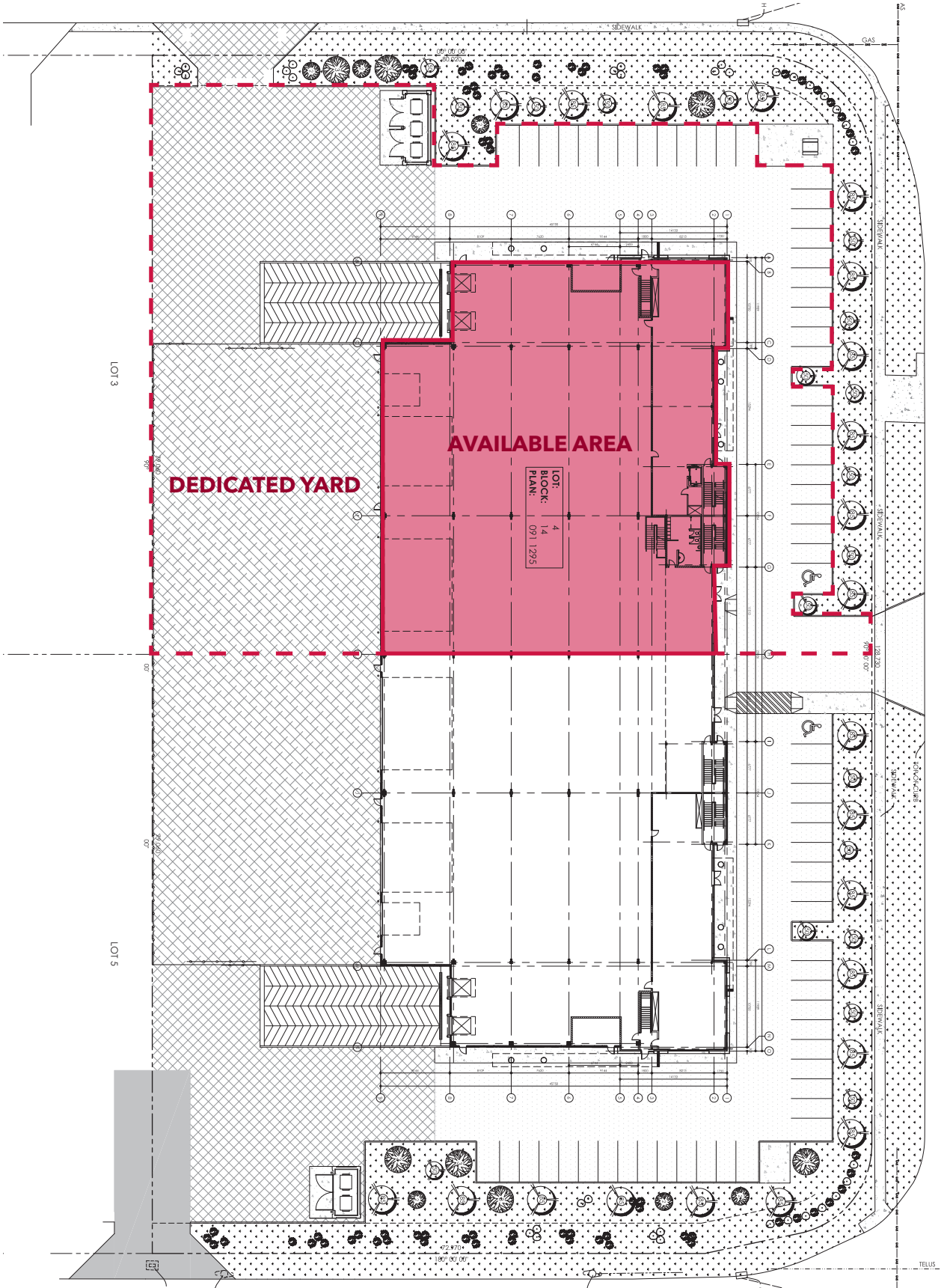


COMMENTS

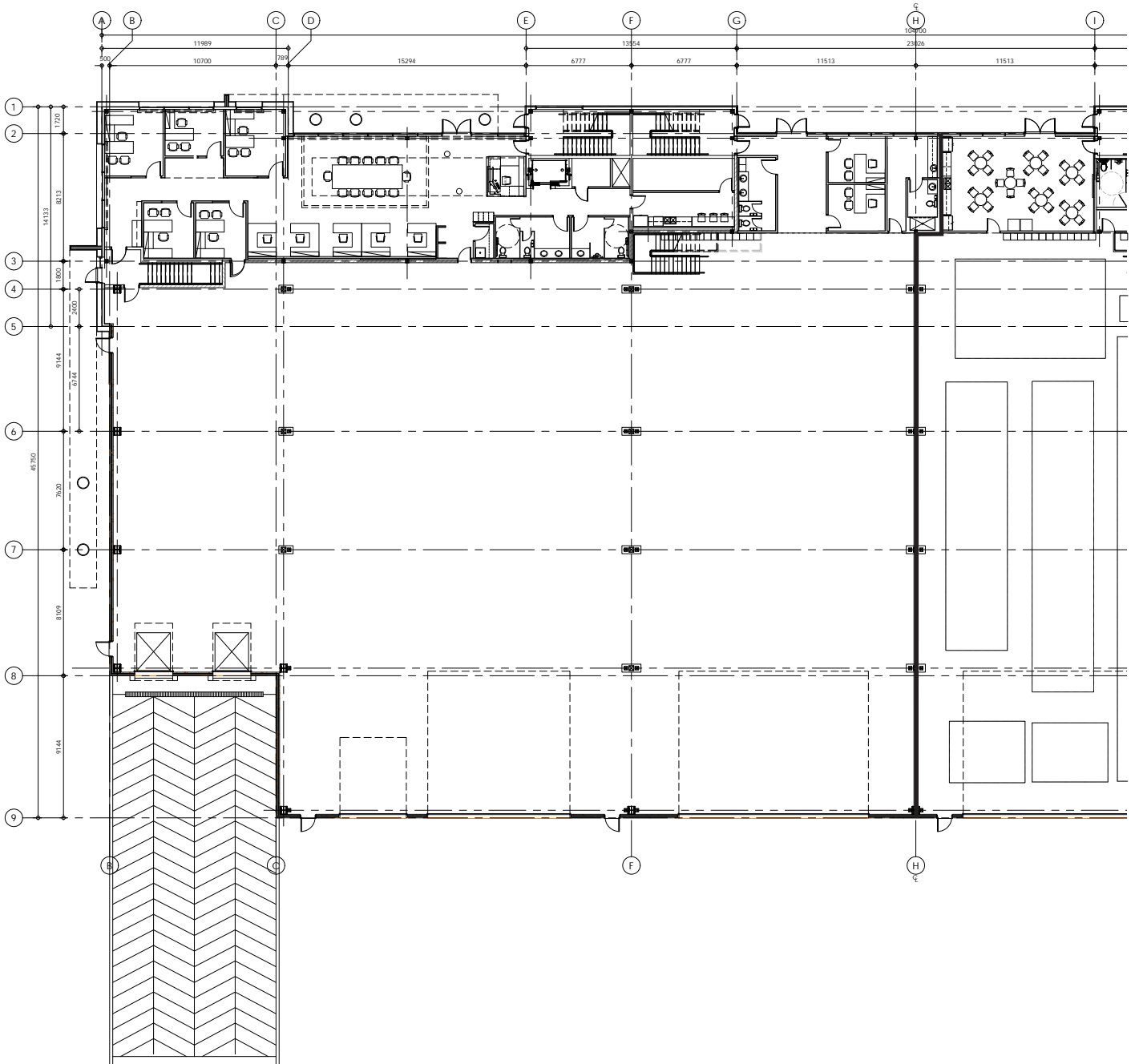
- » High-end office buildout with DIRTT movable wall systems
- » Furniture & cubicles included
- » Elevator
- » 12" warehouse slab
- » Multiple sumps
- » Make-up air system in place (7500 CFM)
- » ESFR sprinklers
- » Fenced concrete yard (12" thickness)
- » Transit available on 76th Avenue SE
- » Quick access to Glenmore Trail, Stoney Trail & 52nd Street



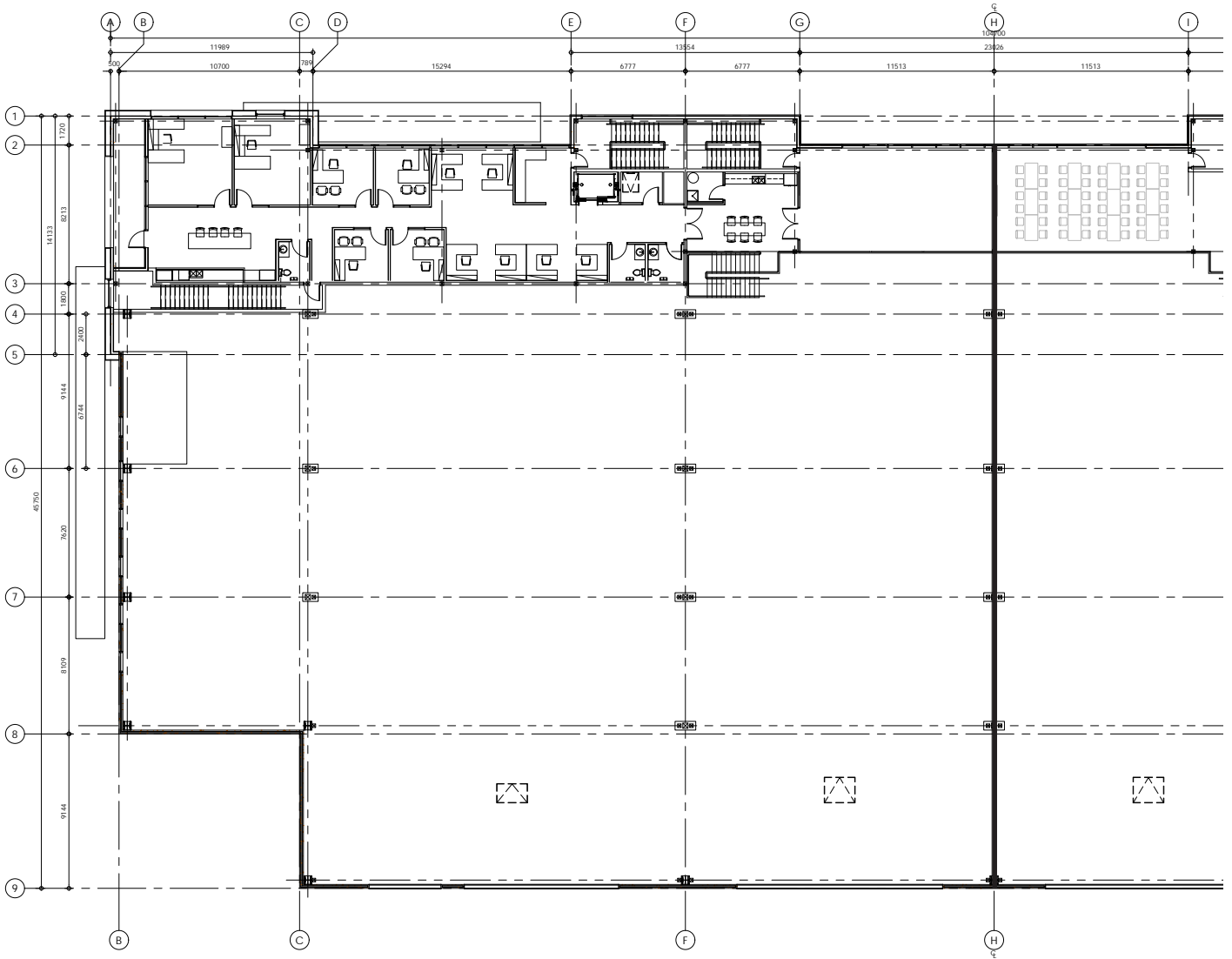
SITE PLAN



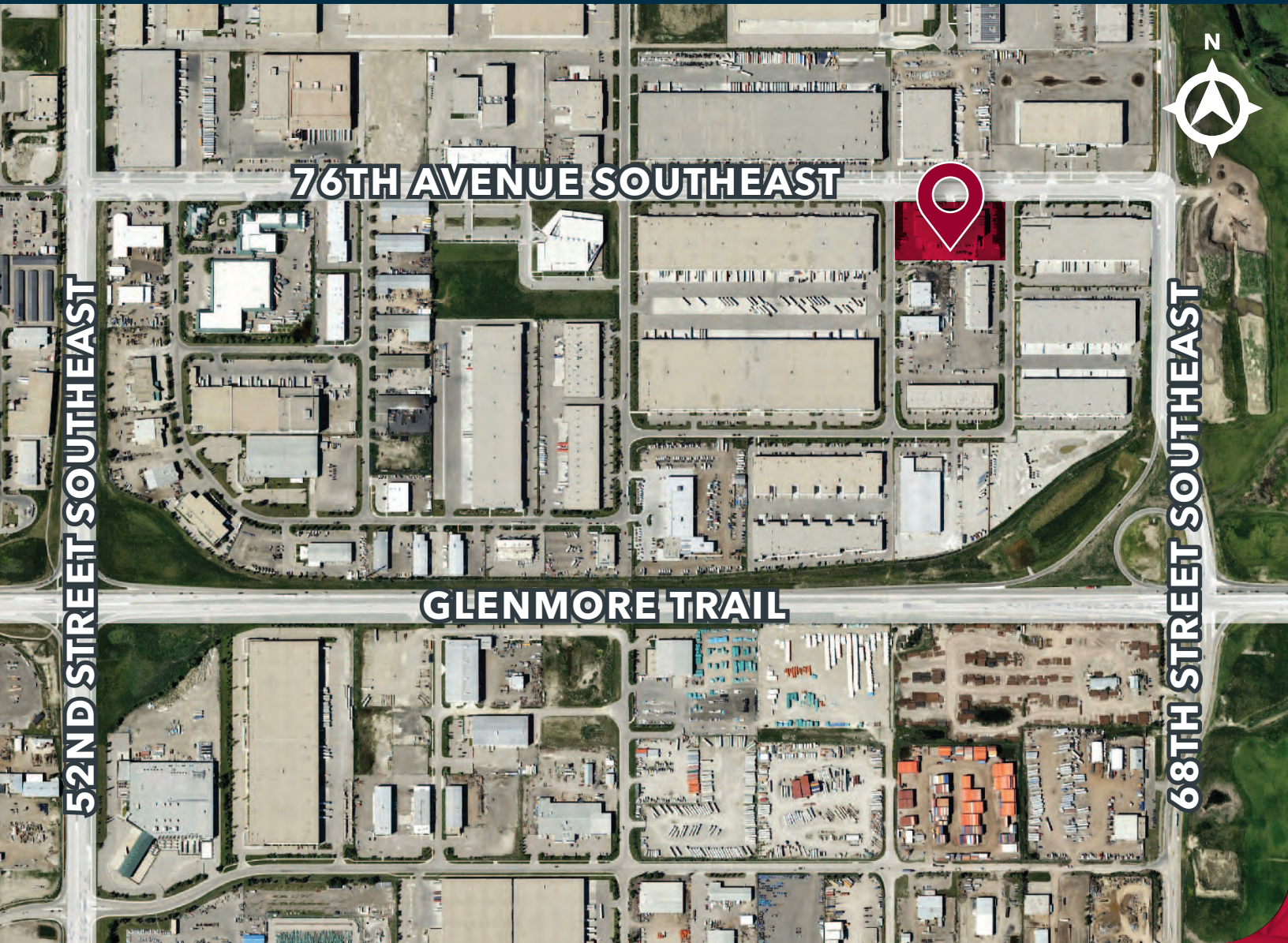
MAIN FLOOR



SECOND FLOOR



LOCATION



CONTACT US



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