

FOR LEASE

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

5946 - 86th Avenue SE, Calgary, AB

39,500 square feet on 3.07 acres



 Drive-in
Loading

 Two 5 TON
Overhead Cranes

 Quick Access to 52nd Street,
Glenmore & Stoney Trail

JON C. MOOK, SIOR
PRESIDENT, MANAGING DIRECTOR
C: 403-616-5239
jmook@lee-associates.com

EMILY GOODMAN, B.COMM
VICE PRESIDENT, PRINCIPAL
C: 403-862-4348
egoodman@lee-associates.com

117, 4950 - 106th Avenue SE | Calgary, AB T2C 5E9 | lee-associates.com/calgary

PROPERTY DETAILS

DISTRICT:

South Foothills

LEGAL DESCRIPTION:

Plan 0810481, Unit 8

ZONING:

IG (Industrial General)

AVAILABLE AREA:

Main floor office:	4,000 sq. ft.
Second floor office:	4,000 sq. ft.
Shop:	31,500 sq. ft.
Total:	39,500 sq. ft.

NET LEASE RATE:

\$18.00 per sq. ft. per annum

OPERATING COSTS:

\$7.64 per sq. ft. per annum (for 2024)

YEAR BUILT:

2008

AVAILABLE:

July 1st, 2025

HEATING/HVAC:

30,000cfm MUA unit

LIGHTING:

LED lights

CEILING HEIGHT:

33' clear

LOADING:

6 - 18' x 20' drive-in doors

CRANES:

2 - 5 TON overhead bridge cranes

HOOK HEIGHT:

26' clear

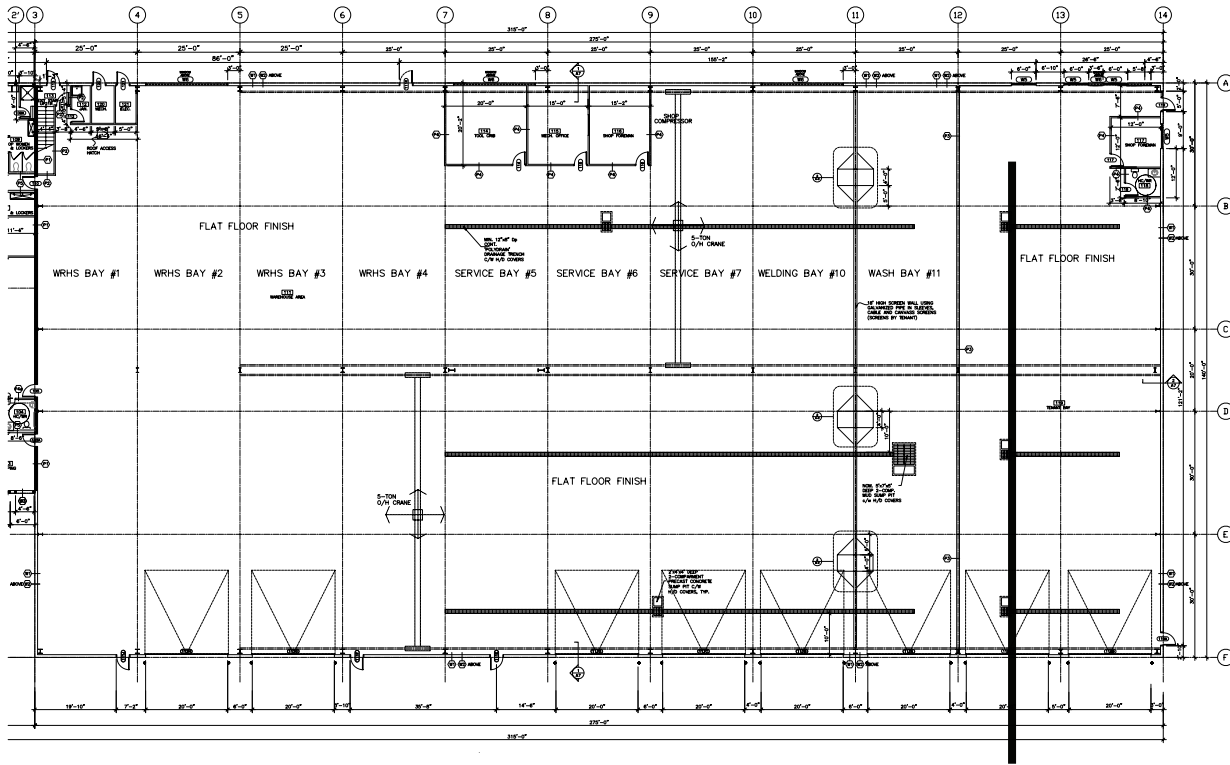
POWER:

800 amps @600 volt, 3 phase

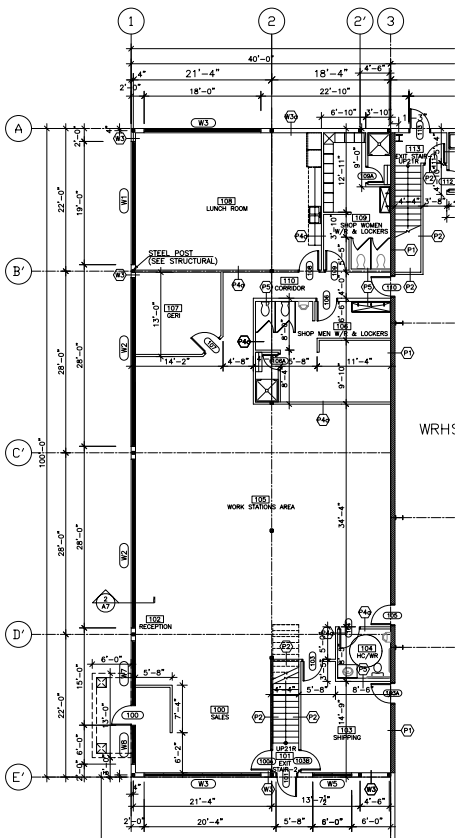
**COMMENTS:**

- » Single-use facility
- » 3 sumps with trench drains
- » Sprinklered
- » Secured, fenced, graveled yard
- » Strategically located on Glenmore Trail & 52nd Street SE

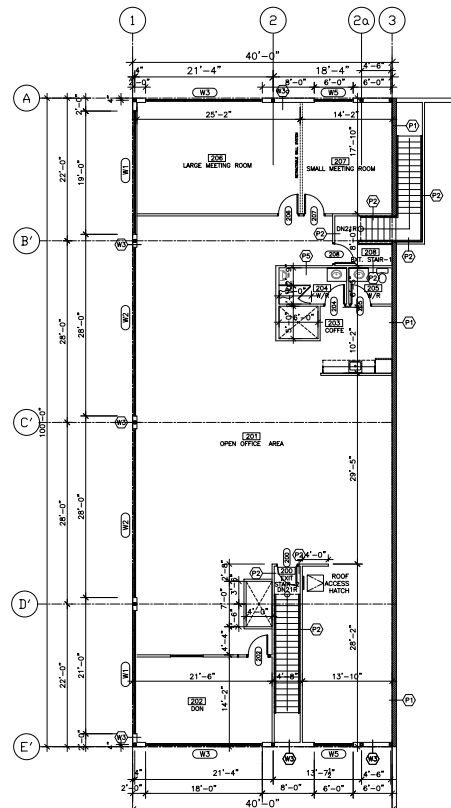
FLOOR PLAN



SHOP FLOOR PLAN



OFFICE MAIN FLOOR PLAN



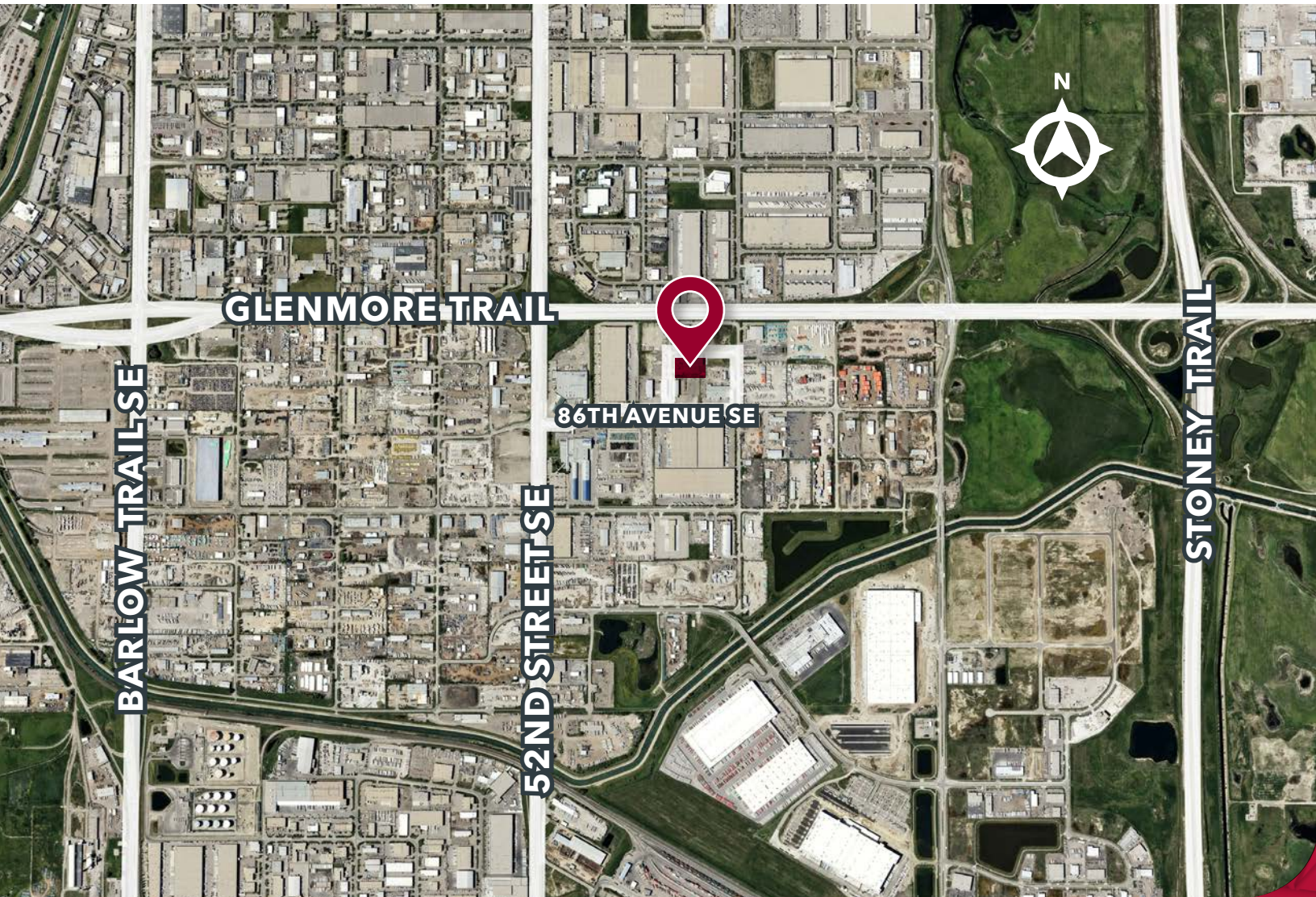
OFFICE SECOND FLOOR PLAN

YARD

Approx: 32,735 sq. ft.



LOCATION



CONTACT US



JON C. MOOK, SIOR
PRESIDENT, MANAGING DIRECTOR
C: 403-616-5239
jmook@lee-associates.com



EMILY GOODMAN, B.COMM
VICE PRESIDENT, PRINCIPAL
C: 403-862-4348
egoodman@lee-associates.com

This brochure is for INFORMATION PURPOSES ONLY. There are no representations or warranties provided with respect to the information contained herein. Any prospective purchaser should take whatever steps they deem necessary or advisable to verify the accuracy or completeness of any information contained herein before relying on any such information. Prospective purchasers are cautioned to conduct their own due diligence.

117, 4950 - 106th Avenue SE | Calgary, AB T2C 5E9
lee-associates.com/calgary

 **LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES