FOR SALE & LEASE

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

3916-72nd Avenue SE, Calgary, AB

184,986 sq. ft. manufacturing/warehouse facility on 6.26 acres



- Significant value-add opportunity
- High efficiency dock layout
- High-profile exposure property

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PROPERTY DETAILS

DISTRICT:
Foothills

LEGAL DESCRIPTION:
Plan 7610907, Lot 9, Block 3

SITE SIZE:
6.26 acres

ZONING:
Industrial General (I-G)

AVAILABLE AREA:

Main Floor:	+/-	4,229 sq. ft.
Second Floor Office:	+/-	23,704 sq. ft.
Warehouse:	+/-	157,053 sq. ft.
Total:	+/-	184,986 sq. ft.

Bonus Warehouse Mezzanine: +/- 5,987 sq. ft.

YEAR OF CONSTRUCTION:
1978

PURCHASE PRICE:
$22,000,000 ($119 per sq. ft.)

LEASE RATE:
Market

PROPERTY TAXES:
$318,278.25 (for 2026)
$1.72 per sq. ft. per annum

AVAILABLE:
Negotiable

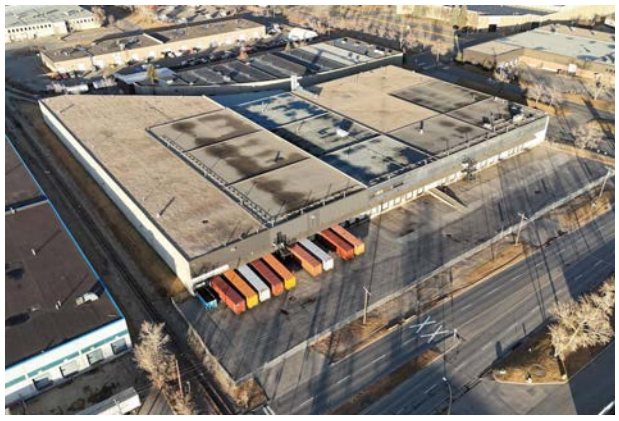
CEILING HEIGHT:
13'4" clear (Under Shipping Area)
26'9" clear (Warehouse Area)
23' clear (Outside Storage Area)

LOADING:
19 – 8' x 8' dock doors with levelers
6 – 8' x 9' dock doors with levelers
1 – 8' x 12' dock doors with leveler
1 – 8' x 10' dock door without leveler
1 – 8' x 10' ramped drive-in door
1 – 8' x 8' drive-in door

POWER:
800 amps, 600 volts, 3 phase service (TBV)



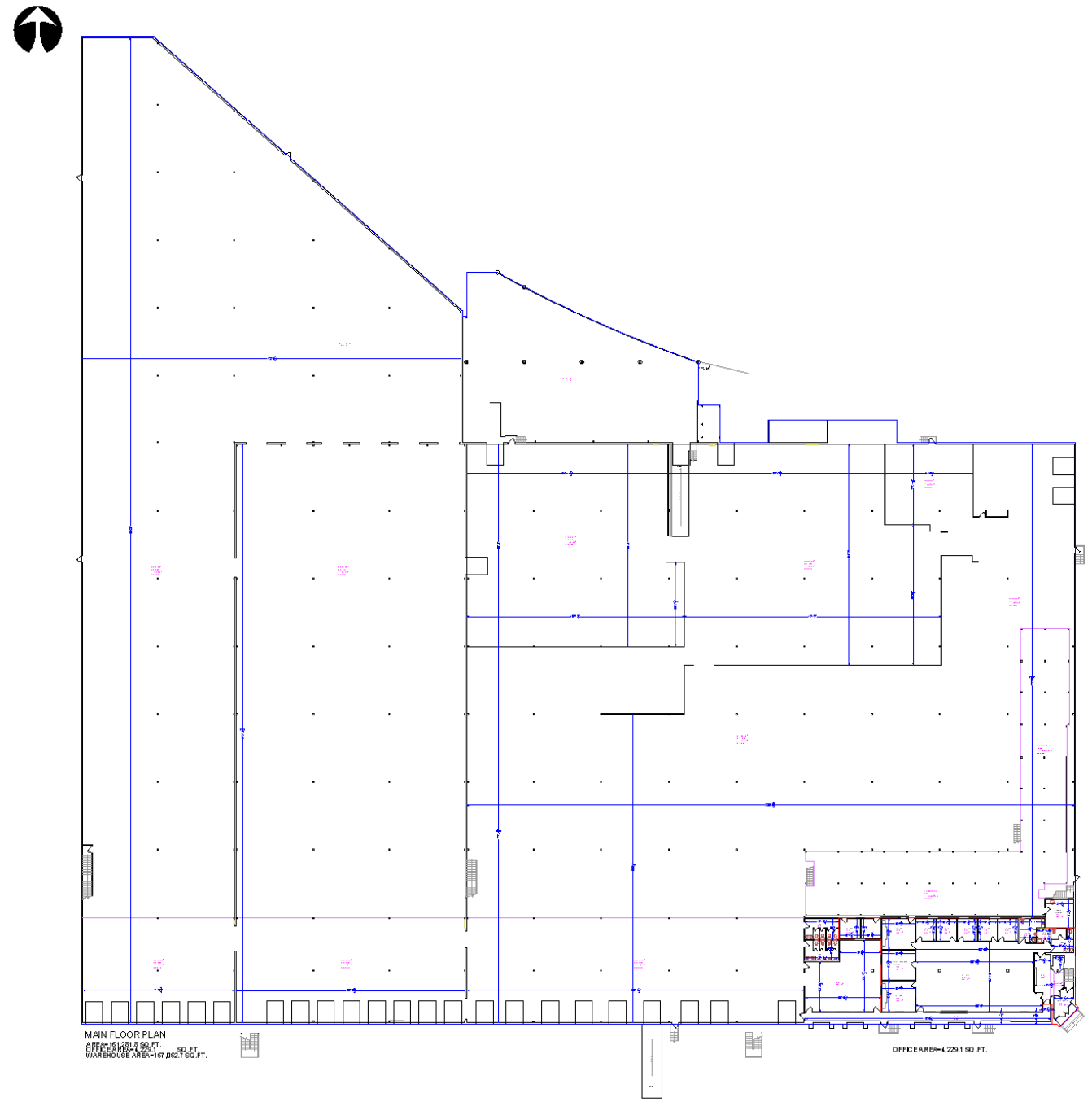




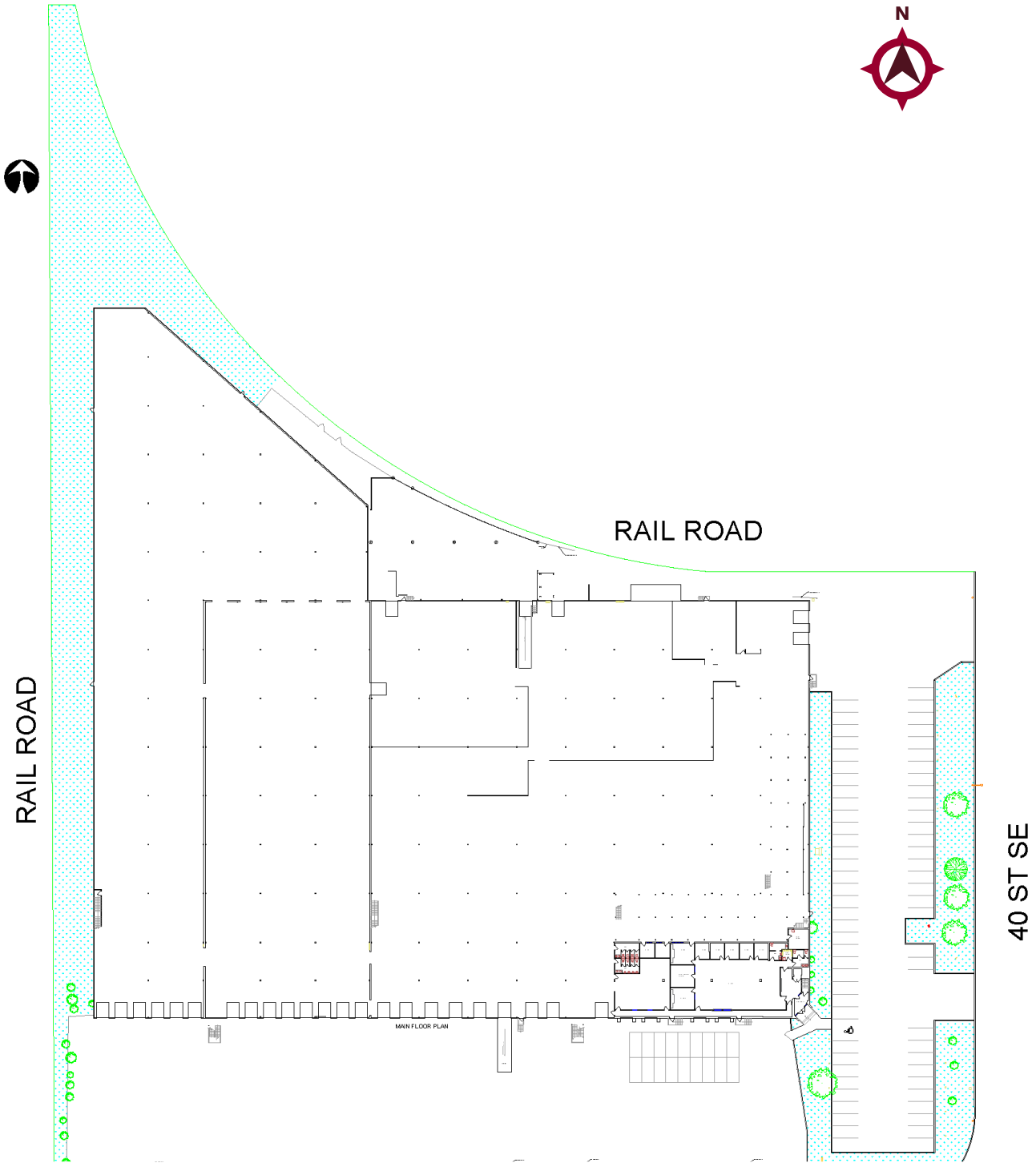
COMMENTS:

- Make-up air unit(s) (CFM TBV)
- LED lighting throughout warehouse facility
- Brand new full fire suppression system recently installed
- Airlines connected throughout warehouse area
- Outside covered storage area with exterior dry sprinkler system
- Excellent exposure along 72nd Ave SE
- Nearby amenities with public transit stops in close proximity

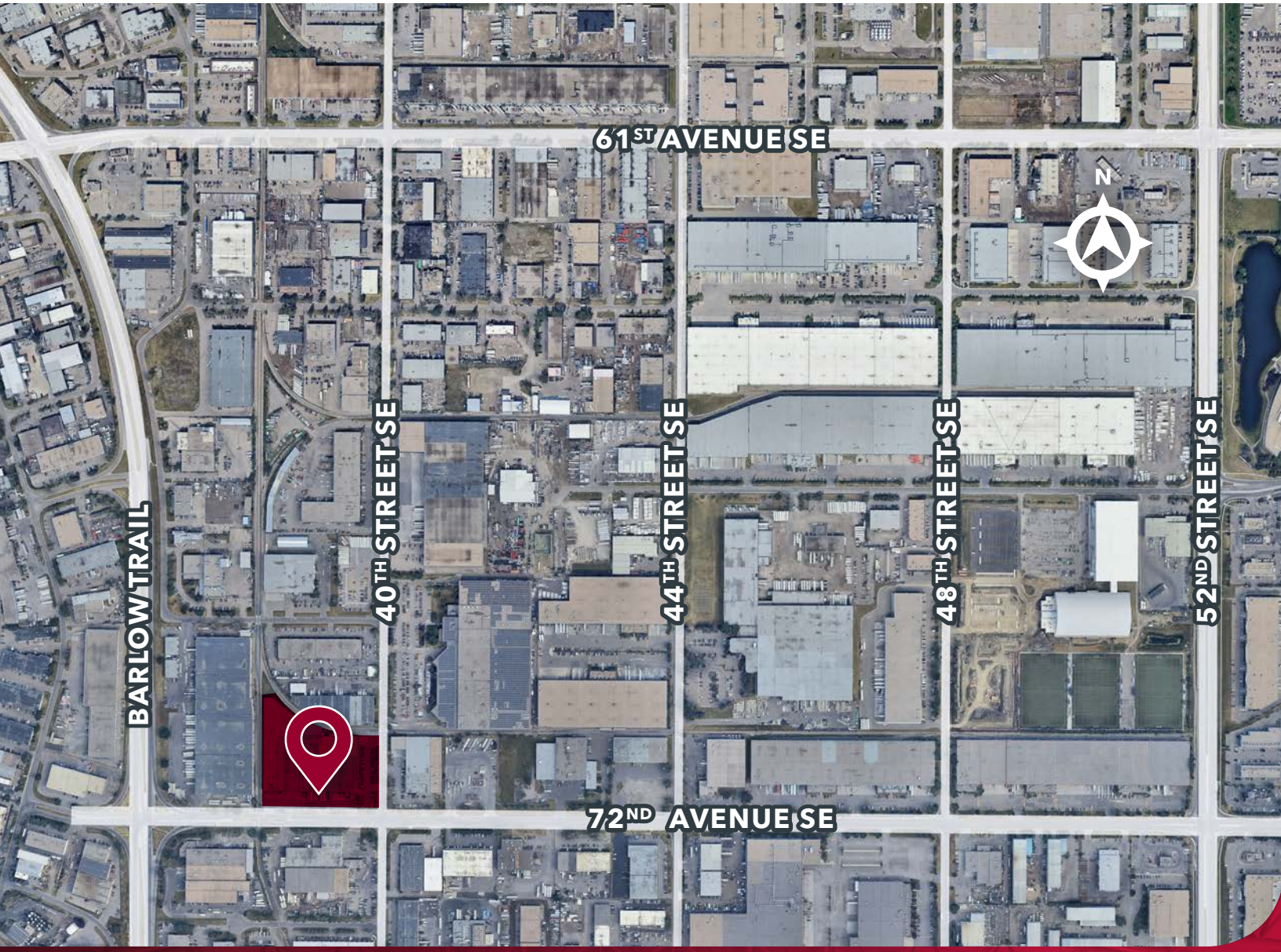
FLOOR PLAN



SITE PLAN



LOCATION



CONTACT US

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