FOR LEASE

6,576 SF OFFICE/SHOP WITH YARD



5472 - 54 AVENUE SE CALGARY, AB

T



Lead Agents:

ZACK DARRAGH zack.darragh@cushwake.com

BRAD PILLING brad.pilling@cushwake.com

PROPERTY **DETAILS**

District:	Starfield
Zoning:	I-G (Industrial General)
Available Area:	± 6,576 sf
Office Area:	± 1,152 sf (over 2 floors)
Shop Area:	± 5,424 sf
Yard Area:	± 3,500 sf
Loading Doors:	2 (16' x 17.5') drive-through doors
Ceiling Height:	22'8" to underside of joist
Power:	200A, 208V, 3 phase (TBV)
Make-up Air:	1 (5,500 CFM) unit
Cranes:	Hoist 1: 5-ton Hoist 2: 5-ton
Lighting:	LED
Parking:	5 dedicated stalls
Lease Rate:	Market
Op. Costs (2024)	\$5.56 psf
Available:	Immediately

Highlights

- Rare, small bay with heavy power, developed office, make-up air, drive-through loading, cranes, and yard space
- Well located in the Starfield industrial area and close to many amenities
- Office and shop have new paint
- Five dedicated parking stalls
- Light welding uses subject to landlord approval
- No automotive or heavy uses

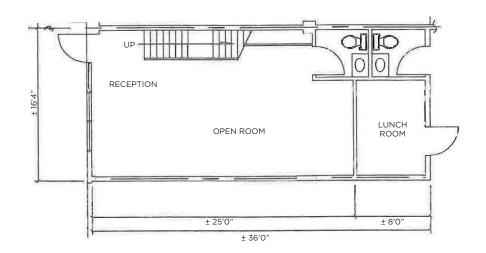


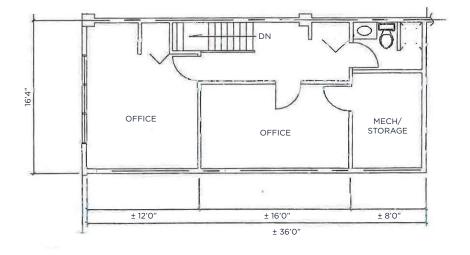












Second Floor

Main Floor



LOCATION MAP



ZACK DARRAGH

Vice President Industrial Sales & Leasing D: 403 261 1120 C: 587 437 2595 zack.darragh@cushwake.com

BRENT JOHANNESEN

Vice President Industrial Sales & Leasing D: 403 261 1116 C: 403 589 8600 brent.johannesen@cushwake.com

BRAD PILLING

Vice President Industrial Sales & Leasing D: 403 261 1121 C: 403 880 1419 brad.pilling@cushwake.com

JORDAN LEBLANC

Associate Vice President Industrial Sales & Leasing D: 403 261 1166 C: 403 660 5141 jordan.leblanc@cushwake.com

SAM HURL

Associate Industrial Sales & Leasing D: 403 261 1115 C: 403 630 7215 sam.hurl@cushwake.com



CUSHMAN & WAKEFIELD ULC

250 - 6 Ave SW, Suite 2400 Calgary, AB T2P 3H7 cushmanwakefield.com

©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF ITHE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OR THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OR THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OR THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OR THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTPERFORMANCE.