

# FOR LEASE

6,576 SF OFFICE/SHOP WITH YARD



## 5472 - 54 AVENUE SE

CALGARY, AB



Lead Agents:

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# PROPERTY DETAILS

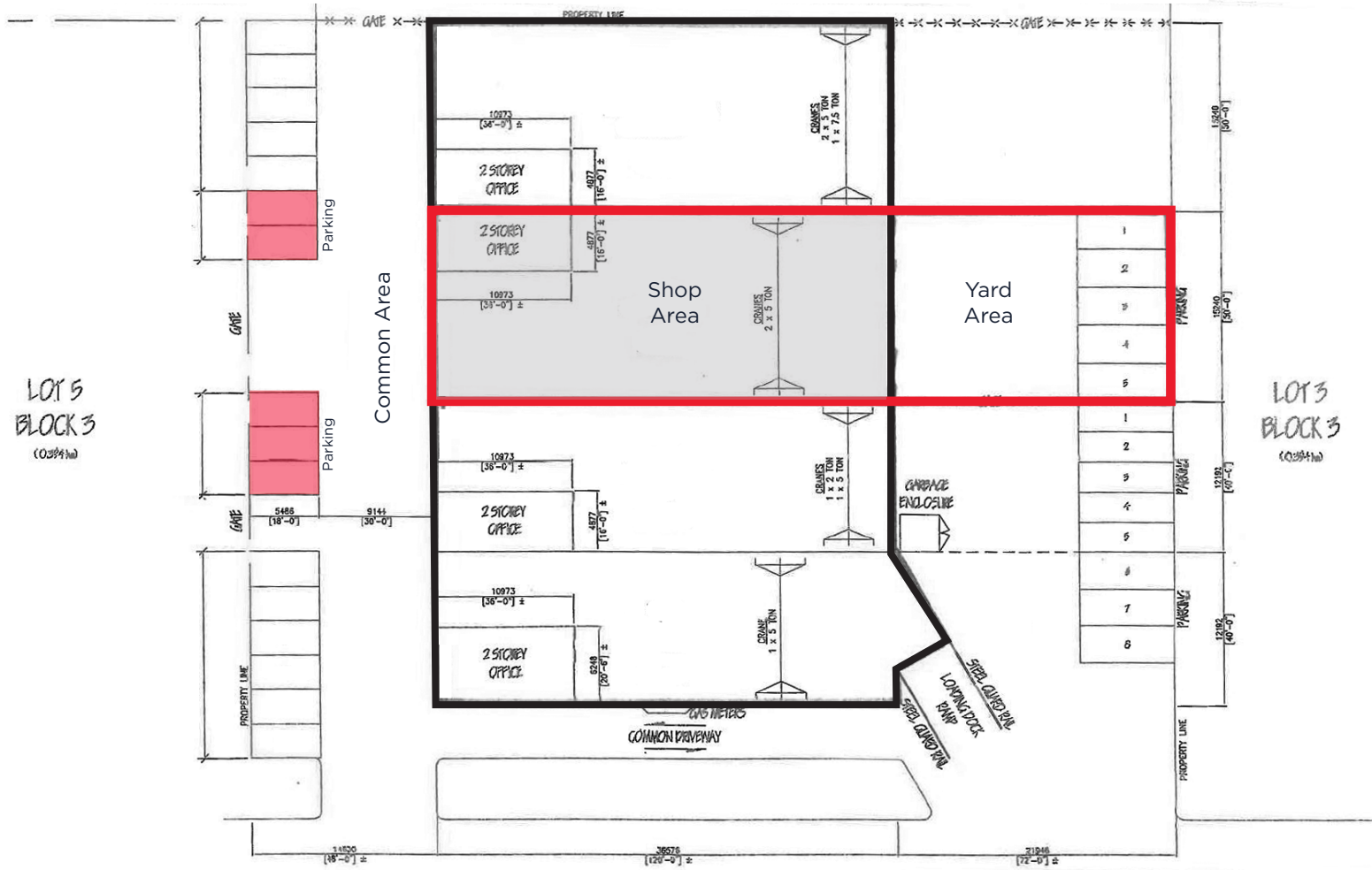
District:	Starfield
Zoning:	I-G (Industrial General)
Available Area:	± 6,576 sf
Office Area:	± 1,152 sf (over 2 floors)
Shop Area:	± 5,424 sf
Yard Area:	± 3,500 sf
Loading Doors:	2 (16' x 17.5') drive-through doors
Ceiling Height:	22'8" to underside of joist
Power:	200A, 208V, 3 phase (TBV)
Make-up Air:	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



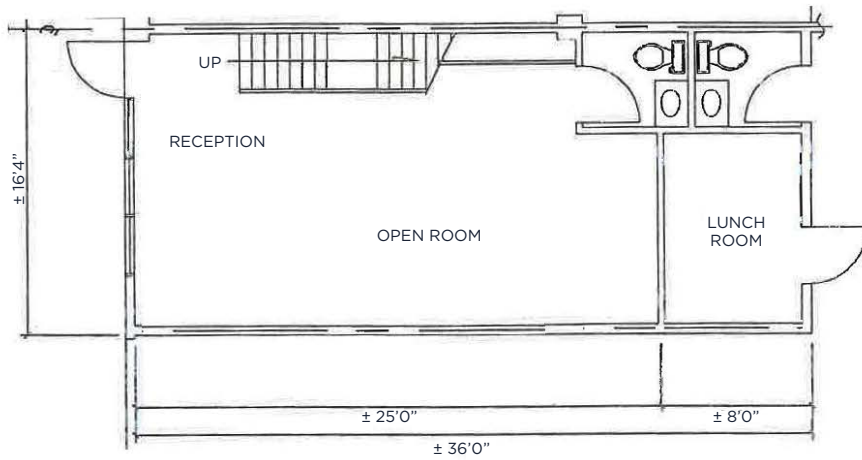
# SITE PLAN



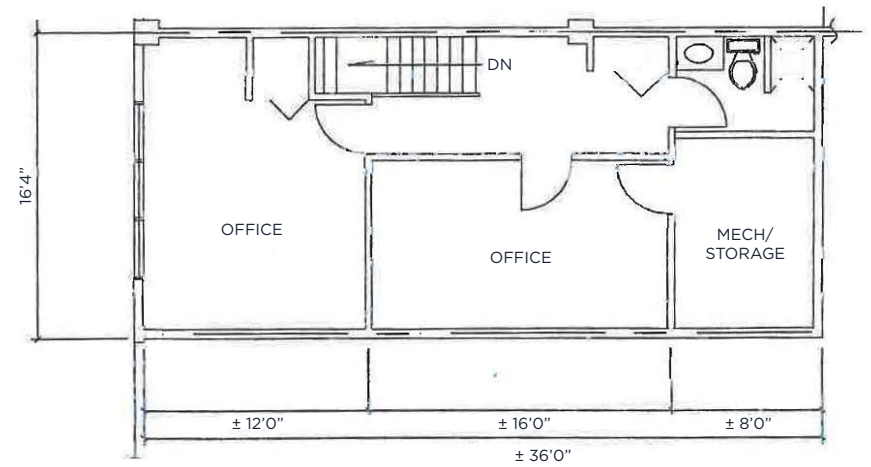
\*Not to scale, not exactly as shown.



# OFFICE PLANS



Main Floor



Second Floor





# LOCATION MAP



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