

50,594 SF  
**FOR SUBLEASE**

**Lead Agents:**

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6771 - 84 STREET SE  
**CALGARY, AB**

*FREESTANDING INDUSTRIAL FACILITY ON 3.78 ACRES*



# PROPERTY HIGHLIGHTS

<b>District:</b>	84 <sup>th</sup> Street Corridor
<b>Site Size:</b>	± 3.78 acres
<b>Available Size:</b>	± 50,594 sf
<b>Main Floor Office:</b>	± 4,000 sf (administration) ± 3,524 sf (lunch & change rooms)
<b>Second Floor Office:</b>	± 4,500 sf (administration)
<b>Shop:</b>	± 38,570 sf
<b>Loading:</b>	3 (16' x 16') drive-through bays 9 (16' x 16') drive-in doors 2 (14' x 16') drive-in doors 1 (12' x 14') drive-in door
<b>Power:</b>	2 x 200A, 600V, upgradable to 400A
<b>Cranes:</b>	Crane infrastructure: 10-ton bridges with 10-ton and 5-ton hoists throughout
<b>Make-up Air:</b>	25,600 CFM (south bay) 6,625 CFM (middle bay) 6,566 CFM (north bay)
<b>Ceiling Height:</b>	28'4" at joist
<b>Lighting:</b>	T5/LED
<b>Heating:</b>	In-floor heating Shop: Radiant tube Offices: HVAC RTU system
<b>Zoning:</b>	I-G (Industrial General)

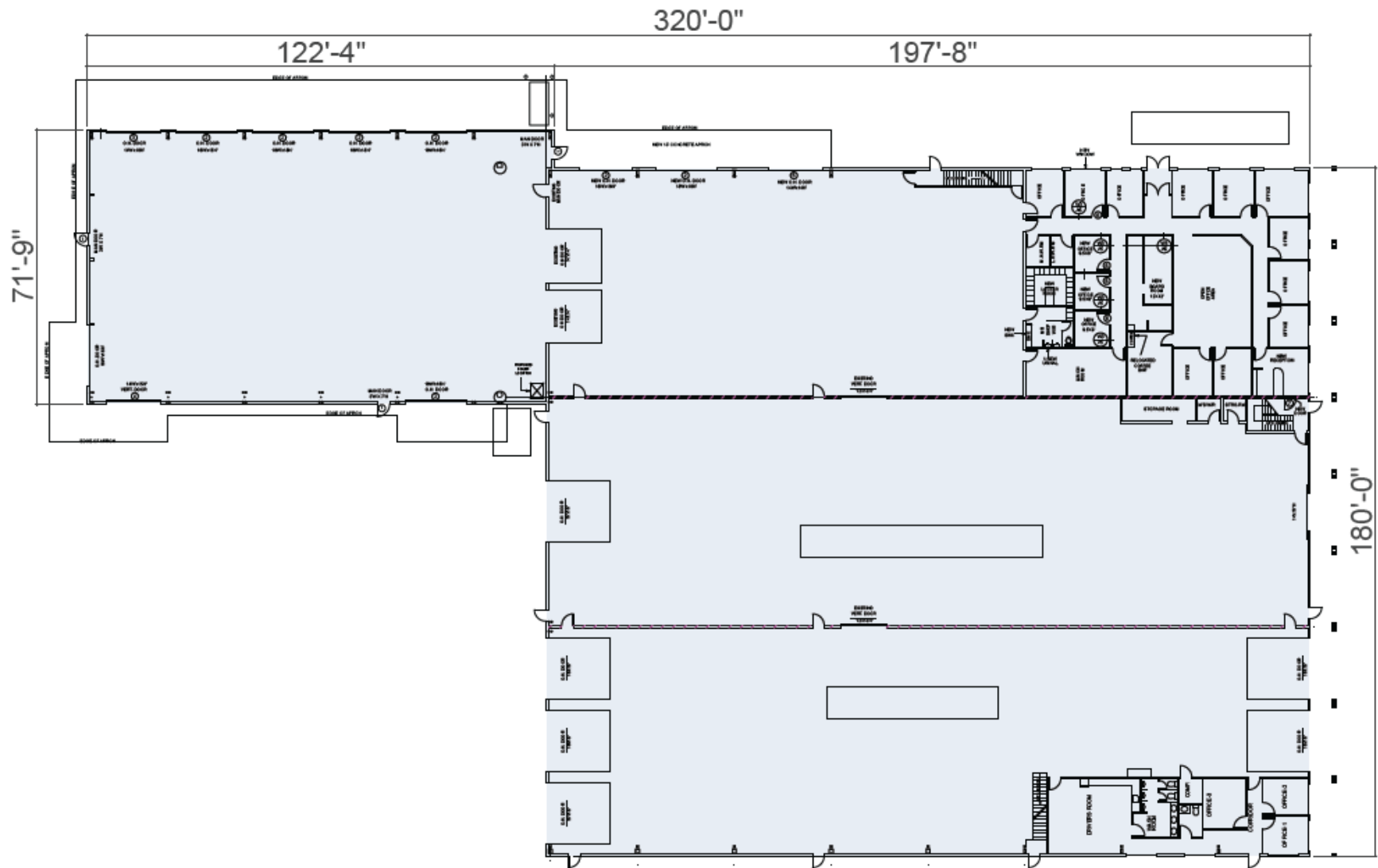
## SUBLEASE PARTICULARS

<b>Sublease Rate</b>	Market
<b>Operating Costs (2024):</b>	\$2.55 psf
<b>Availability:</b>	November 1, 2024
<b>Sublease Expiry:</b>	August 30, 2027

## HIGHLIGHTS

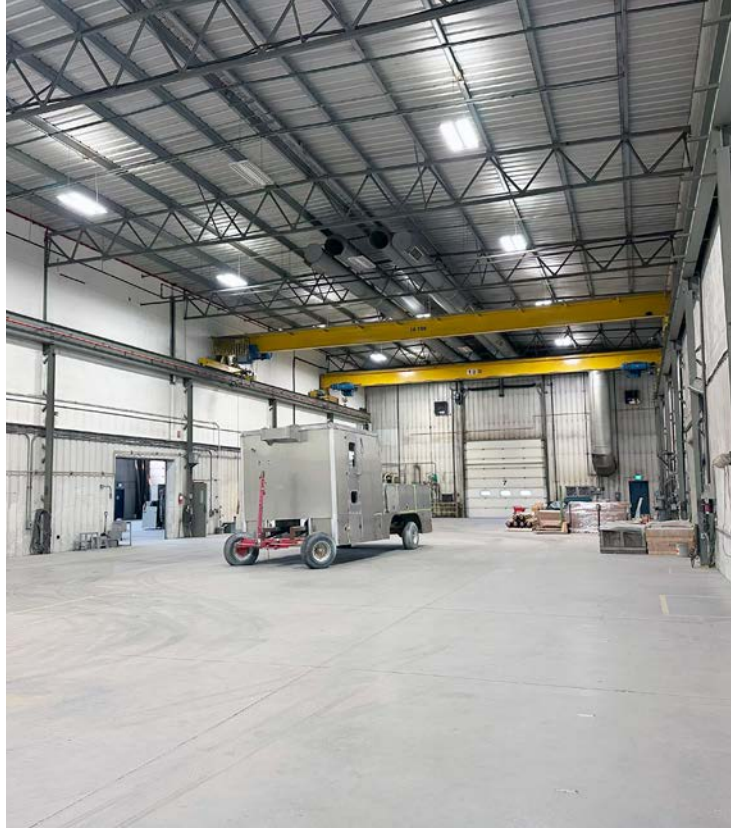
- Rare, freestanding industrial facility with overhead cranes, make-up air, heavy power, large doors and excess yard
- Fully fenced and secured, heavily compacted, gravel yard; Portion of the yard is asphalt
- Graveled parking lot with 55 stalls and graveled rear yard
- Air lines throughout
- In-floor heating system
- Clean and functional offices
- Sumps and trench drains
- Portion of the shop offers 200' drive-through service bays

# FLOOR PLAN



\*Not to scale, not exactly as shown.





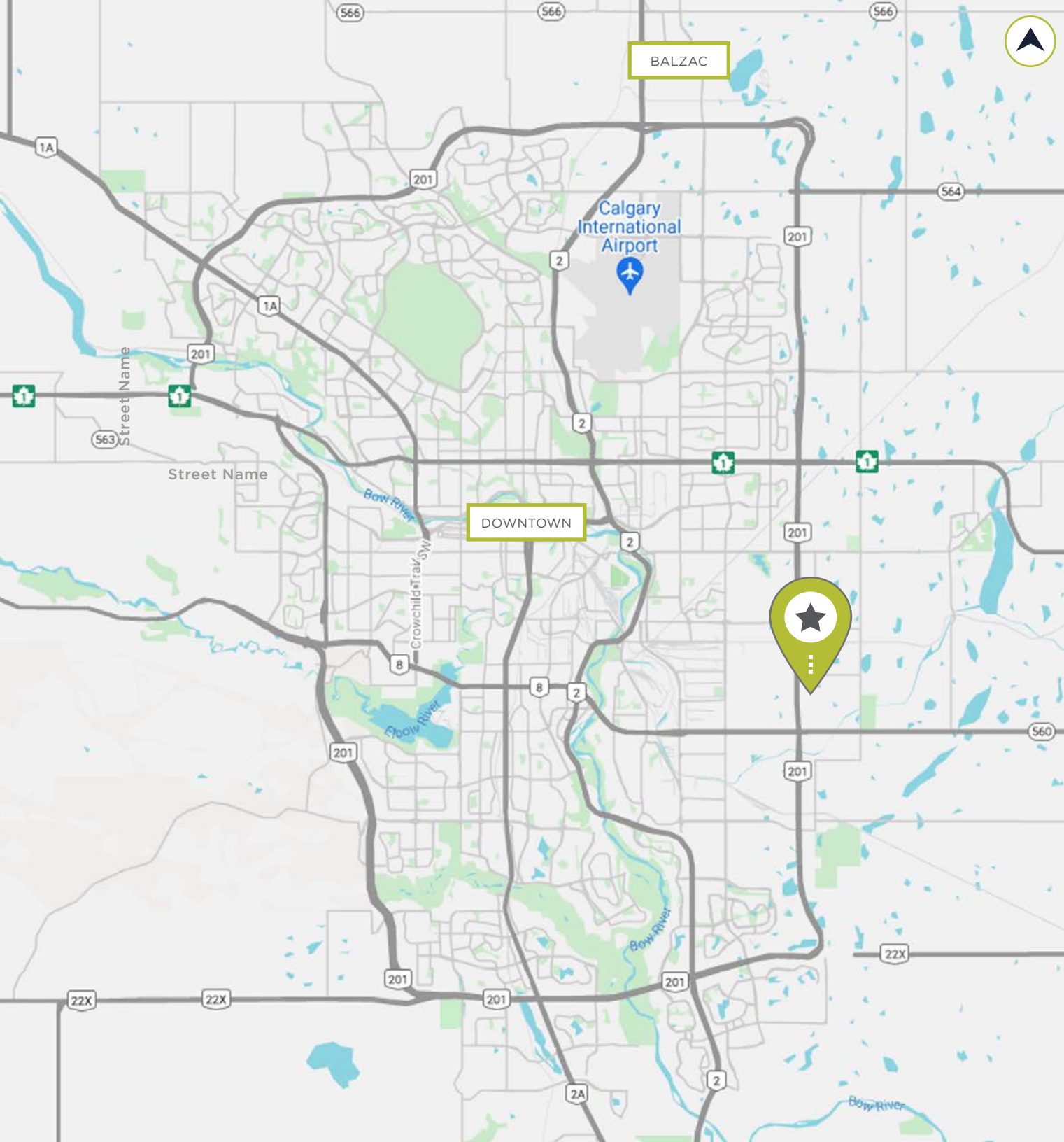
**INTERIOR PHOTOS**





**AERIALS**





**20 MINS**  
TO DOWNTOWN

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**20 MINS**  
TO AIRPORT

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**25 MINS**  
TO BALZAC

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**5 MINS**  
TO STONEY TRAIL

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**10 MINS**  
TO DEERFOOT TRAIL

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**5 MINS**  
TO GLENMORE TRAIL





# CONTACT INFORMATION



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