

**AVISON  
YOUNG**

# 4700 & 4702 102 Avenue SE

Calgary, Alberta



**FOR SALE OR LEASE**

## For more property information

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7.67 Acre Site  
± 19,179 SF Cross Dock  
± 9,320 SF Service Shop

# Property overview

## ADDRESS

4700 & 4702 102 Avenue SE  
Calgary, AB

## ZONING

Industrial General (I-G)

## SITE AREA

7.67 Acres

## LOADING

18 Dock Doors & 8 Drive-in Doors

## CEILING HEIGHT

24'

## POWER

1600 A - 347/600 V & 800 A 600/247 V

## OP. COSTS (SELF MANAGED)

\$7.08 PSF (tax + insurance)

## LEASE RATE

Contact Agent

## SALE PRICE

Contact Agent

## AVAILABILITY

Immediately

**28,499**

TOTAL SF

**7.67**

ACRES



## Rentable Area

(Not Available Separately)

### CROSS DOCK FACILITY

OFFICE:	± 8,767 sf
WAREHOUSE:	± 10,412 sf
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TOTAL RENTABLE AREA:	± 19,179 sf

### SERVICE SHOP FACILITY

OFFICE:	± 955 sf
WAREHOUSE:	± 8,365 sf
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TOTAL RENTABLE AREA:	± 9,320 sf
BONUS MEZZANINE:	± 972 sf

## Highlights

Turn-key cross dock and service shop facility

Fully secured yard with power gates

Fully sprinklered buildings with LED lights

Plentiful truck and staff parking stalls

Renovated 'A' Class office built out over two floors, consisting of private offices, open concept bullpen, fleet management office, trucker rest area and an abundance of washrooms

**Service Shop not available separately.**

# 4700 102 Avenue SE, Calgary, AB

# Cross Dock Facility

Total Area: ± 19,179 SF

Office Area: ± 8,767 SF

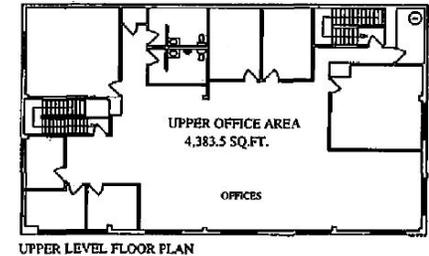
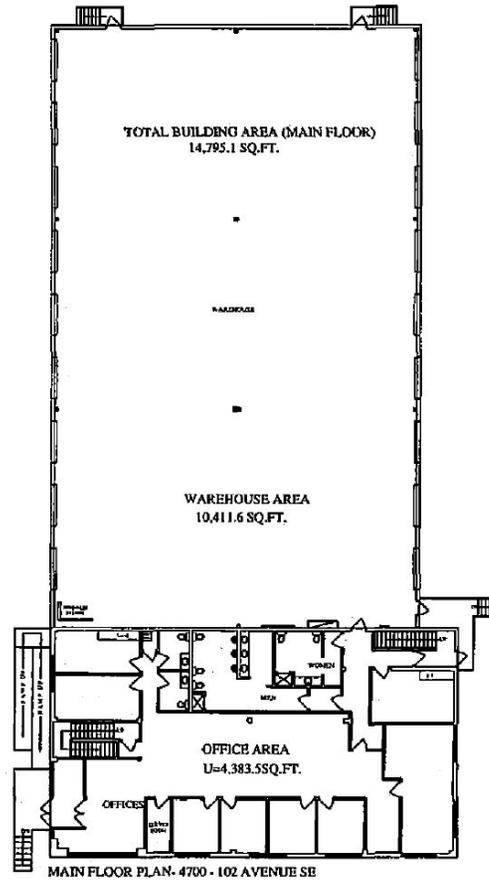
Warehouse Area: ± 10,412 SF

Loading: 18 dock doors (8.0'x10.0')

Ceiling Height: 24.0'

Power: 1,600 A - 600/347 V

- 'A' Class office space built over two floors
- Private offices, trucker rest area and plentiful washrooms
- Fully sprinklered throughout
- LED lighting installed throughout
- High glazing office entrance



# 4702 102 Avenue SE, Calgary, AB

# Service Shop Facility

Total Area: ± 9,320 SF

Office Area: ± 955 SF

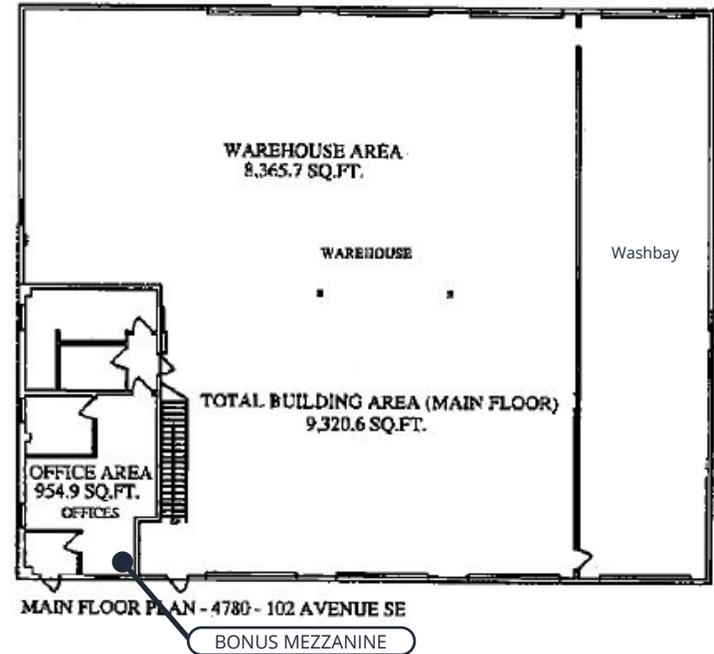
Warehouse Area: ± 8,365 SF

Bonus Mezzanine: ± 972 SF

Loading: 8 drive-in doors (12.0'x16.0')

Ceiling Height: 20.0' (TBV)

Power: 800 A - 347/600 V



- High quality service shop space with bonus mezzanine
- Full make-up air system installed
- Separated washbay included in the warehouse





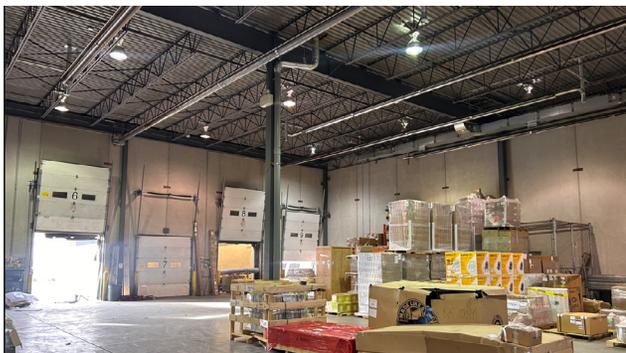
Cross Dock Kitchen



Cross Dock Boardroom



Cross Dock Exterior Loading



Cross Dock Warehouse



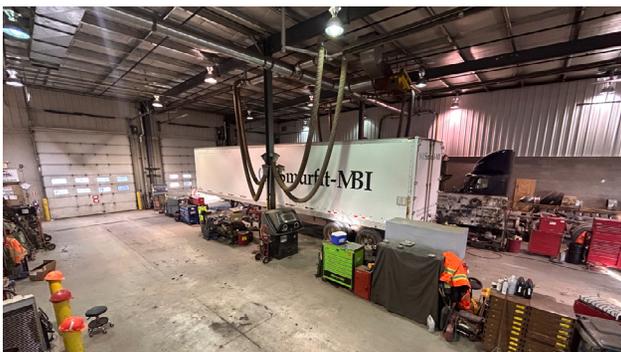
Cross Dock Warehouse



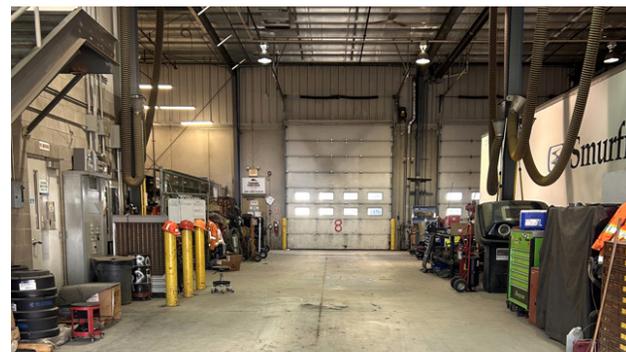
Cross Dock Office



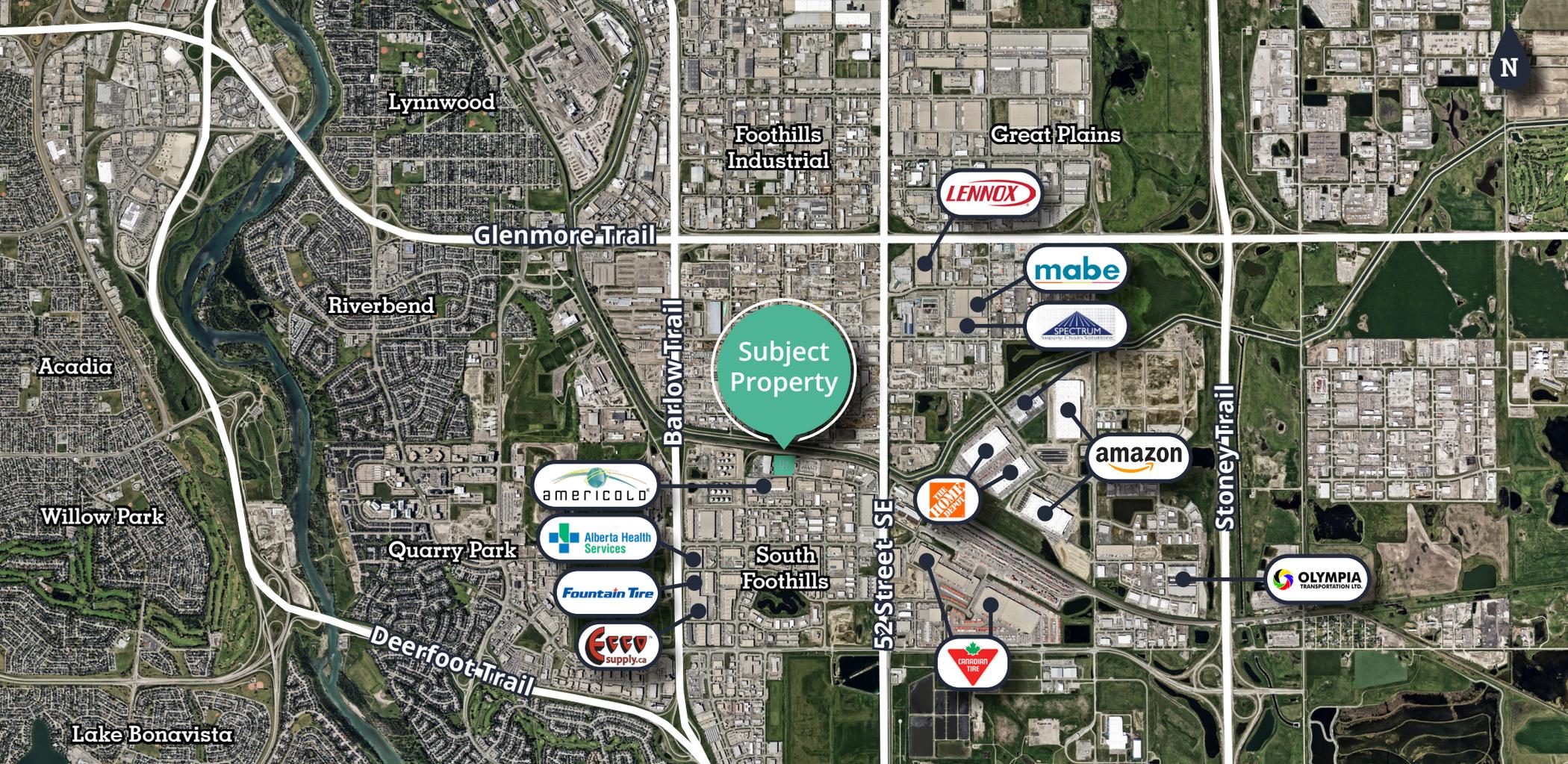
Service Shop Wash Bay



Service Shop Warehouse



Service Shop Warehouse



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