



7910 51 STREET SE

FOR LEASE | CALGARY AB

CBRE



PROPERTY OVERVIEW

HIGHLIGHTS



Standalone distribution and manufacturing building on 2.20 acres. I-G zoned.



Southeast location with convenient access to Glenmore Trail, Barlow Trail and Stoney Trail SE



Excellent sign exposure along 52nd Street SE



Additional outdoor storage yard and trailer parking available



ESFR sprinklered building with LED lighting and power upgrades

DESCRIPTION

BUILDING AREA

1st Floor Office: 2,576 SF
2nd Floor Office: 2,446 SF
Warehouse: 46,864 SF
Total: 51,886 SF
*Mezzanine: 768 SF

SITE AREA

2.20 Acres

LOADING

5 x Dock (8'x10'), 1 x Drive-in (14'x14')

CEILING HEIGHT

28'6" to joist in warehouse area

POWER

800 Amps, 600 Volts

LEASE RATE

\$8.50 PSF

OPERATING COSTS

Self-Managed + 4% Management Fee
(Property Taxes/Insurance \$2.71 PSF)

AVAILABILITY

June 1, 2022



FOR SALE OR LEASE | 7910 51 STREET SE

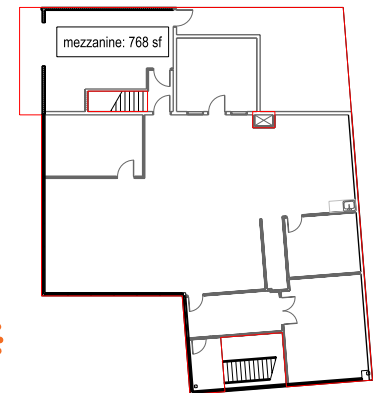
FLOOR PLAN

TOTAL: 51,886 SF



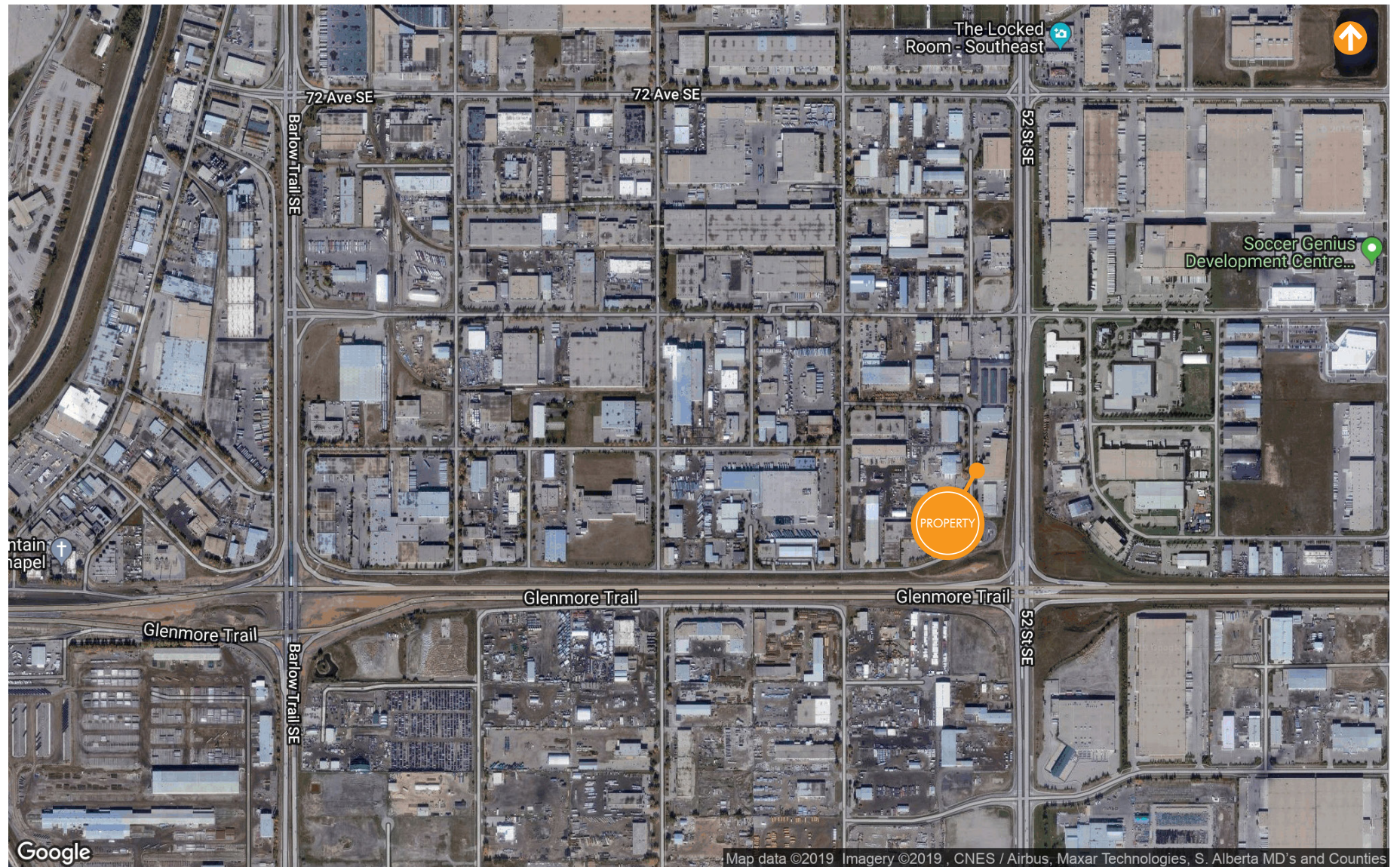
46,864 SF
WAREHOUSE

2,576 SF
OFFICE



2,446 SF
2ND FL.
OFFICE

LOCATION



FOR LEASE
7910 51 STREET SE
CALGARY, AB

CONTACT US

IAIN FERGUSON

Vice Chairman
+1 403 750 0803
iain.ferguson@cbre.com

LUKE HAMILL

Senior Vice President
+1 403 294 5707
luke.hamill@cbre.com

CAMERON WOODS

Senior Associate
+1 403 303 4562
cameron.woods@cbre.com

BLAKE ELLIS

Senior Associate
+1 403 750 0519
blake.ellis@cbre.com

EVAN RENWICK

Senior Associate
+1 403 750 0807
evan.renwick@cbre.com

ZOE BRODA

Client Services & Marketing
+1 403 750 0534
zoe.broda@cbre.com

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