

N CEDAR
OMES

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CONVEYING EXCELLENCE

5025 - 51 ST. SE.

FOR LEASE | 5,823 SF OFFICE/WAREHOUSE

BAYS 6 & 10
5025 - 51 STREET SE
CALGARY, AB



5025 - 51 STREET SE, BAYS 6 & 10

CALGARY, AB

Property Details

District:	Eastfield
Zoning:	I-G (Industrial General)
Ceiling Height:	17' clear
Power:	400A, 120/208V with 600V transformers (TBV)
Lighting:	LED
MUA:	4 ton (TBV)
Sumps:	2
Sprinklers:	Yes

Lease Particulars

Available Area:	± 5,823 sf
Office Area:	± 1,800 sf
Warehouse Area:	± 4,023 sf
Loading:	2 (12' x 14') drive-in doors
Asking Rate:	\$13.00 psf
Op. Costs:	\$6.45 psf (2026 est.)
Property Tax:	\$5.00 psf (2026 est.)
Available:	Immediately

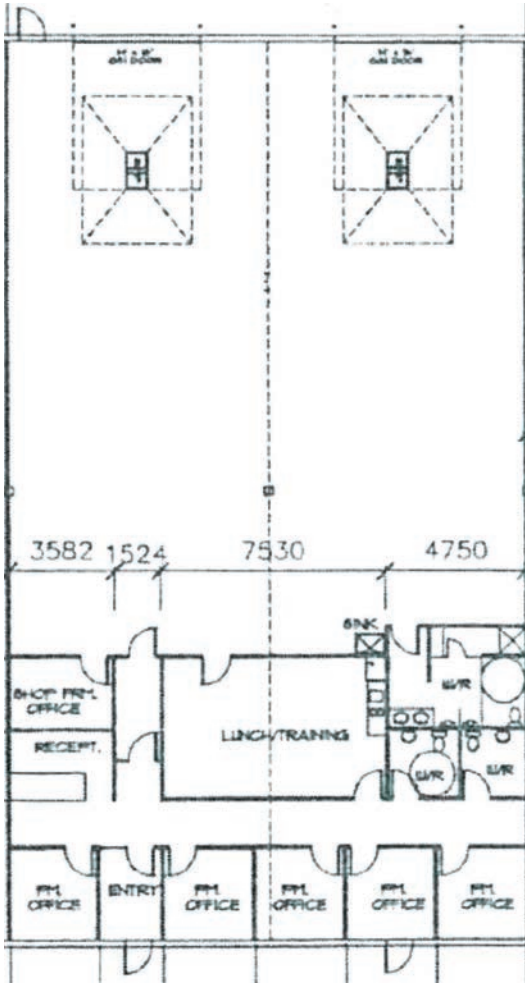
Comments

- Can be leased with adjacent 2,941 sf bay for a total of 8,764 sf
- High exposure location
- Loading depths of approximately 60 feet
- High quality office build-out
- Retail amenities nearby
- Double row parking in front of building

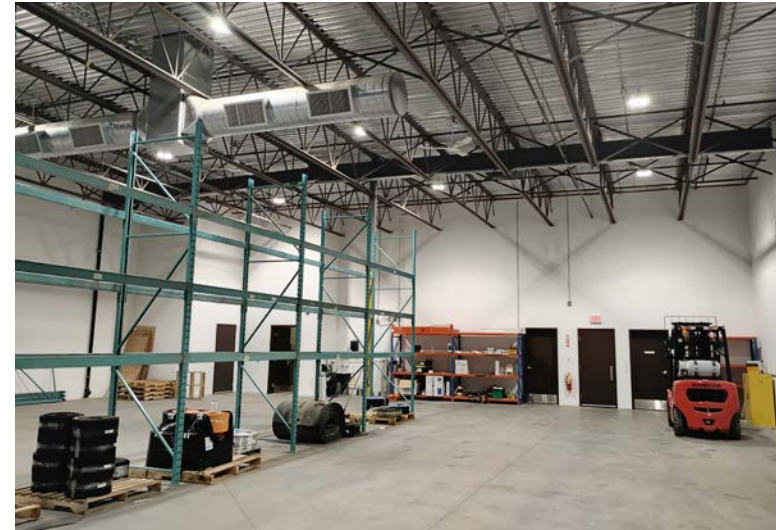
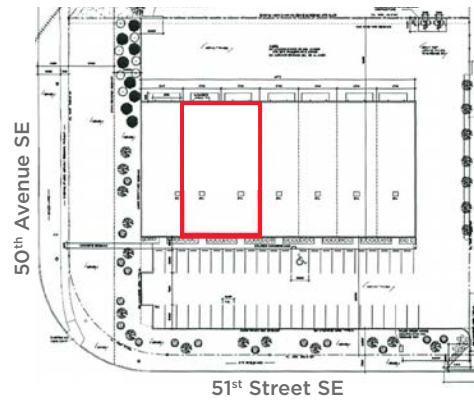


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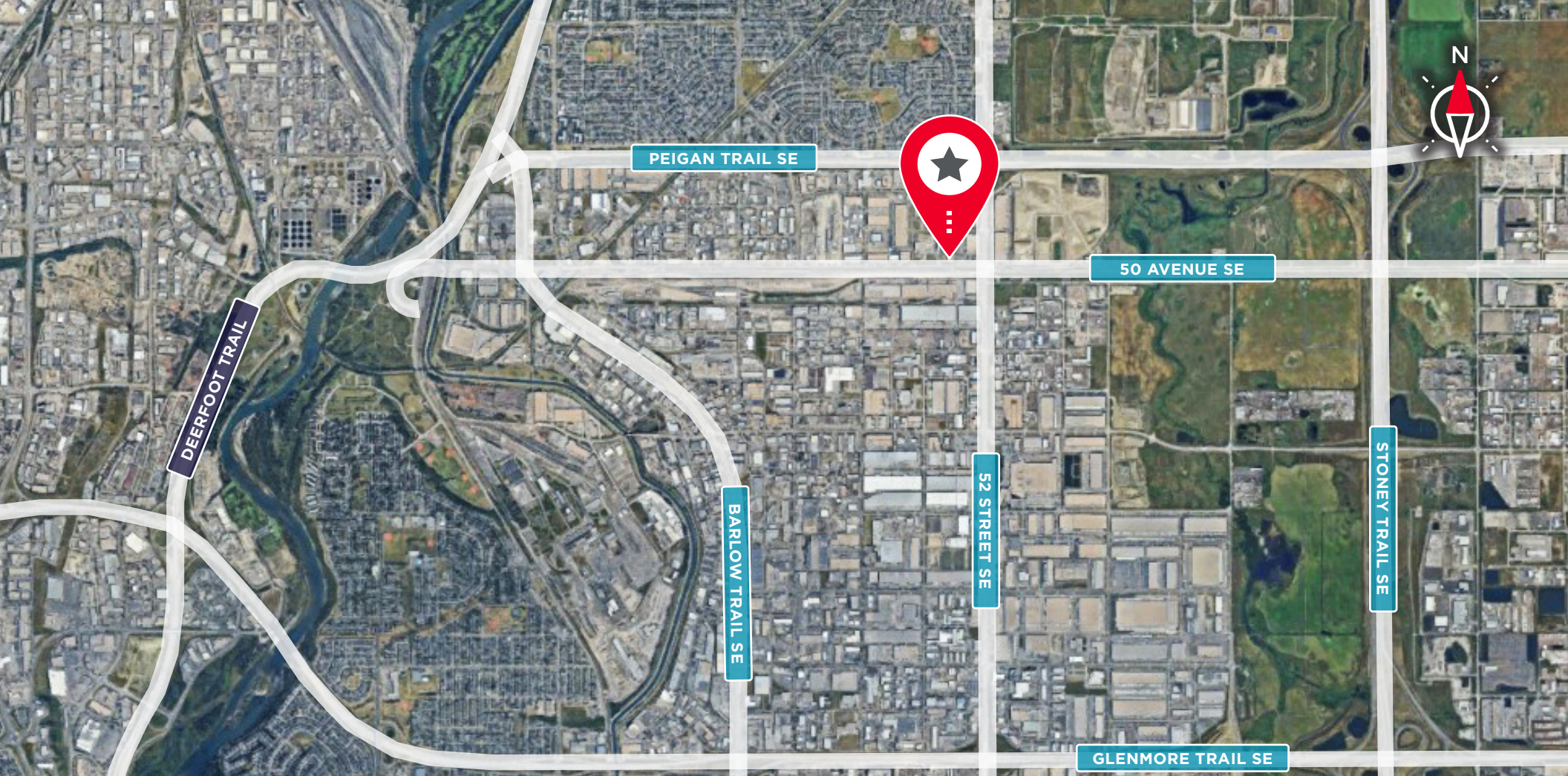
Floor Plan



Site Plan



*Not to scale, not exactly as shown.



PEIGAN TRAIL SE



50 AVENUE SE

DEERFOOT TRAIL

BARLOW TRAIL SE

52 STREET SE

STONEY TRAIL SE

GLENMORE TRAIL SE

FOR MORE INFORMATION, CONTACT

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