



 **JLL** SEE A BRIGHTER WAY

# For sale or lease

58,738 square feet on 2.55 acres  
5310 - 1st Street SW, Calgary

- Central market space
- Dock and drive-in loading
- Multiple demising scenarios
- Layout can be reconfigured
- Close proximity to downtown and central southeast roadways

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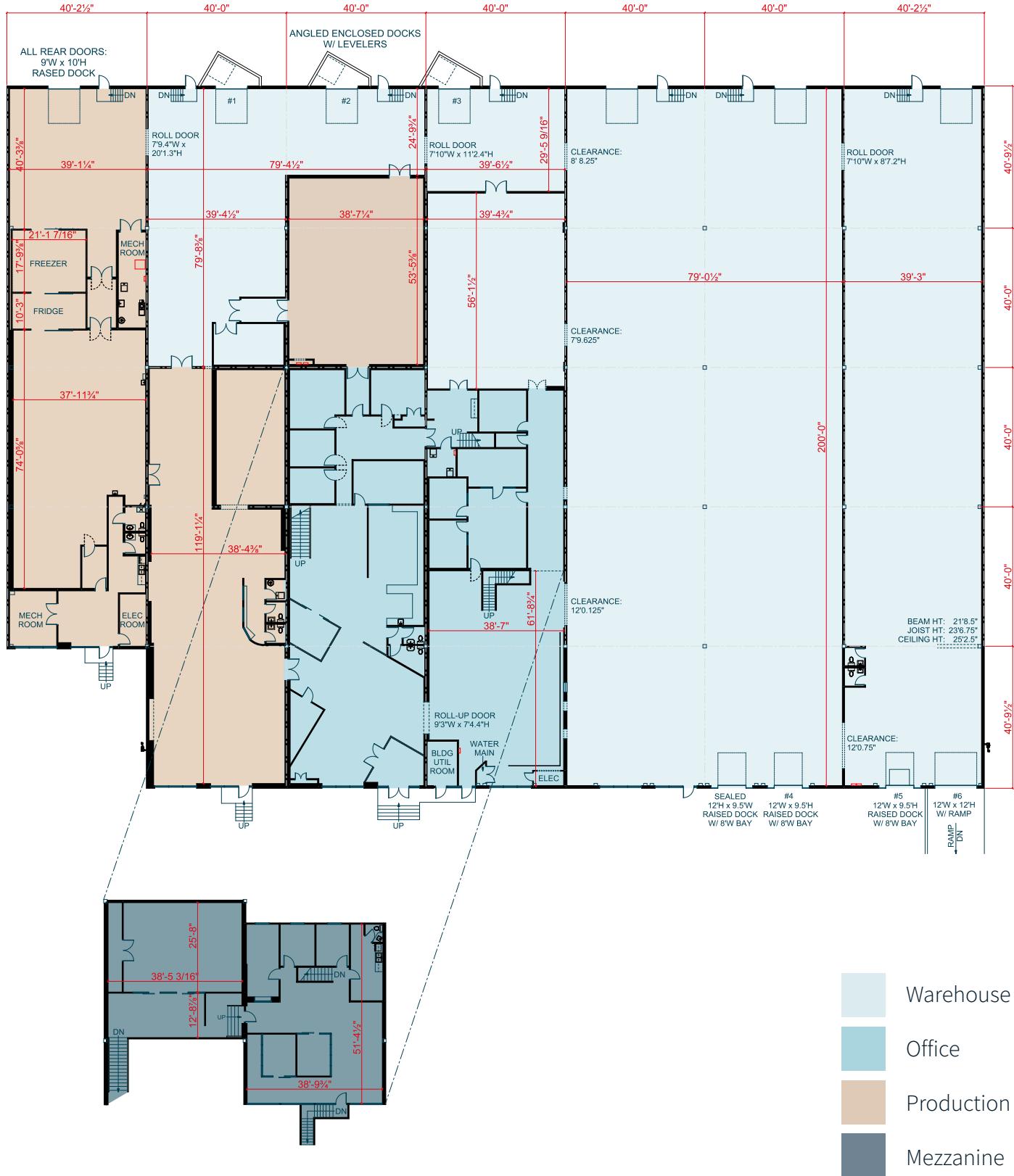
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<b>District</b>	Manchester	
<b>Zoning</b>	I-G (Industrial General)	
<b>Site Size</b>	2.55 acres	
<b>Building Size</b>	Office:	6,990 SF
	Warehouse:	36,341 SF
	Production:	11,827 SF
	Mezzanine:	3,580 SF
<b>Total:</b>	<b>58,738 SF</b>	
<i>Multiple demising scenarios available for lease</i>		
<b>Ceiling Height</b>	24' clear	

<b>Sale Price</b>	Market
<b>Property Tax</b>	\$154,605.17 (2024)
<b>Lease Rate</b>	Market
<b>Op. Costs</b>	\$4.75 PSF (2024)
<b>Heating</b>	Forced air
<b>Loading</b>	9 dock doors
	1 drive-in door
	<i>Potential for additional 2 dock doors</i>
<b>Power</b>	600 amps, 600 volts
<b>Parking</b>	72 surface stalls





## Approximate Drive Times

### Transportation Routes

- Glenmore Trail **5 min**
- Deerfoot Trail **9 min**
- Trans-Canada Hwy **15 min**

### Destination Places

- Chinook Centre **7 min**
- Downtown Calgary **11 min**
- Calgary Int'l Airport **36 min**

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Contact us for more information

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