

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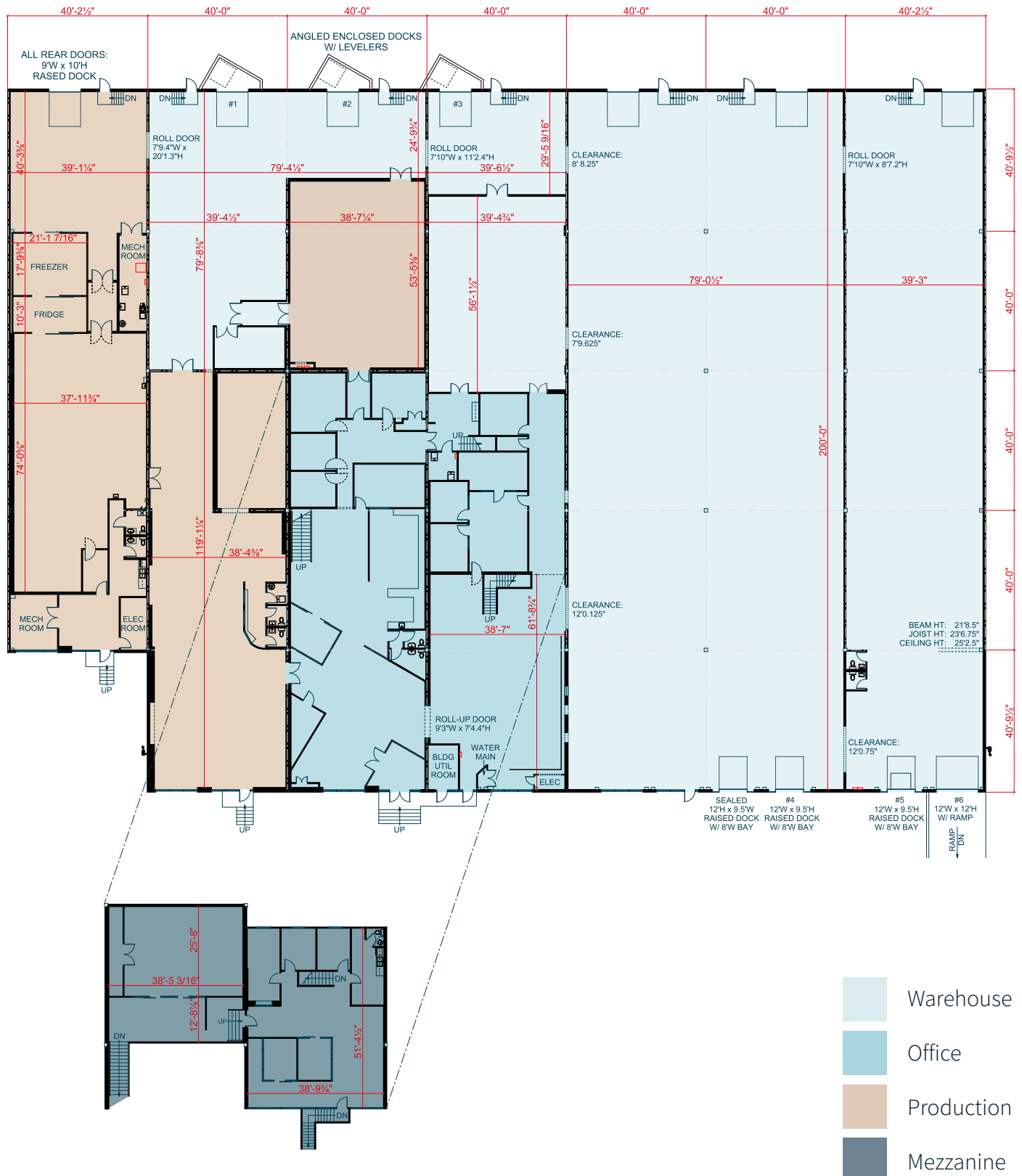
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District	Manchester	
Zoning	I-G (Industrial General)	
Site Size	2.55 acres	
Building Size	Office:	6,990 SF
	Warehouse:	36,341 SF
	Production:	11,827 SF
	Mezzanine:	3,580 SF
	Total:	58,738 SF
<i>Multiple demising scenarios available for lease</i>		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

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