

5321 11

Street NE

Calgary, Alberta

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Unique 42,577 SF High Powered Warehouse Facility on 1.91 Acres



# 5321 11 Street NE

Calgary, Alberta | T2E 8N4



Building Area	Main Floor Office:	8,777 SF
	Second Floor Office:	7,173 SF
	Warehouse:	26,627 SF
	Total Rentable Area:	42,577 SF

Site Area 1.91 Acres

Loading 1 x Dock, 1 x Drive-in

Ceiling Height 24'2" (Warehouse)

Power 2,000 Amp, 600 Volt, 3 Phase

Column Spacing 31' x 40'

Property Taxes \$139,953.44 (2024)

Sale Price \$8,500,000.00

Availability Immediately

# I-G

Zoning

# 1.91

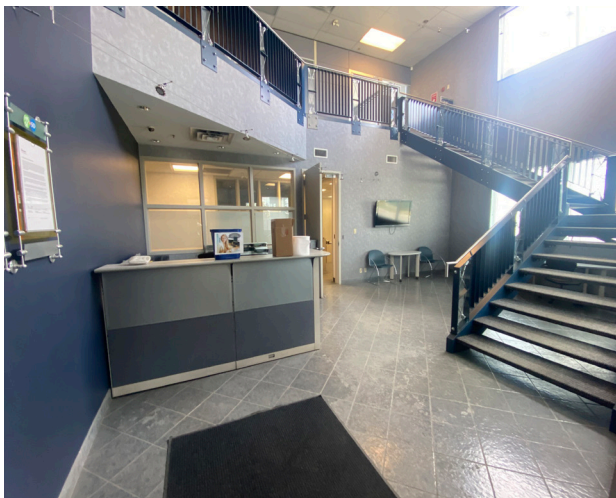
Site Area (Acres)

# 1991

Year Built

## Property Highlights

- + Property available for sale or lease
- + Well located building with quick access to McKnight Boulevard NE, Deerfoot Trail NE and the Calgary International Airport
- + Rare standalone facility with direct exposure to 11 Street NE
- + HVAC throughout warehouse
- + Fully sprinklered property with foam fire suppression system located in the electrical room
- + Dock and drive-in loading
- + Well built-out office over two floors
- + Heavy power supply with high power backup generator on-site
- + Ample on-site parking and outdoor storage capabilities
- + Extensive server infrastructure in place from former data center



Building Area Breakdown

8,777

Main Floor Office (SF)

7,173

Second Floor Office (SF)

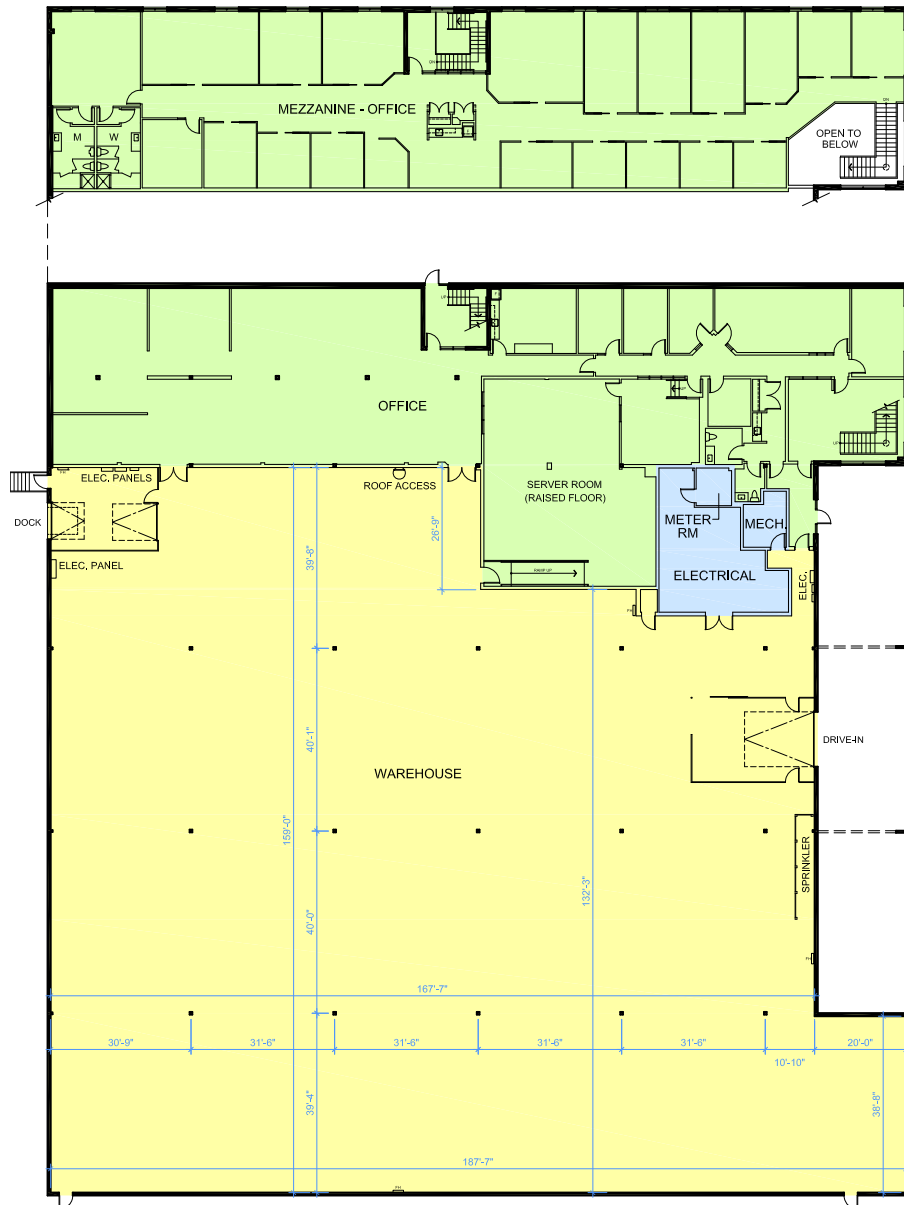
26,627

Warehouse (SF)

42,577

Total Rentable Area (SF)

Floor Plan





## Contact Us

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