

CFIA APPROVED PRODUCTION FACILITY

// 55,276 SF on 6.11 Acres

FOR SALE

3000 15 Street NE, Calgary AB



Manny Verdugo, SIOR Vice President | Associate

403.383.7142 | mverdugo@cdnglobal.com

CDN Global Advisors Ltd. 736 6th Ave SW, Suite 1010
Calgary, Alberta T2P 3T7 www.cdnglobal.com

CDNGLOBAL[®]
Commercial Real Estate Advisors

PROPERTY HIGHLIGHTS // 3000 15 Street NE, Calgary, AB

PROPERTY DETAILS

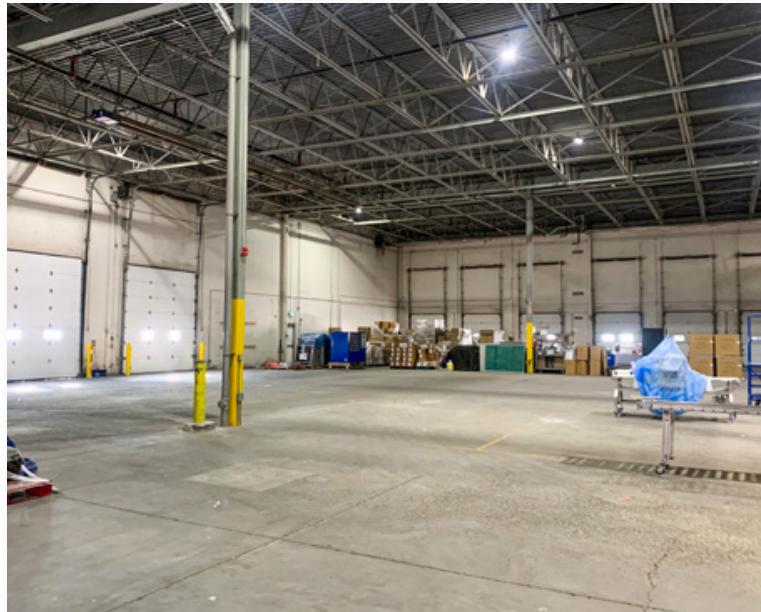
District:	South Airways Industrial
Zoning:	I-G (Industrial General)
Year Built:	1999 (Substantial improvements in 2022)
Square Footage:	
Main Floor Office:	5,315 SF
2nd Floor Office:	7,164 SF
Processing:	9,668 SF
Cooler 1:	3,360 SF
Cooler 2	1,919 SF
Freezer:	1,584 SF
Loading Dock:	5,098 SF
Warehouse:	<u>21,168 SF</u>
Total:	55,276 SF
Lot Size:	6.11 Acres
Clear Height:	26'
Loading:	20 Dock doors (8'9" x 9'6") 26 Courier Dock doors (6' x 10') *Currently closed off 2 Drive-in Doors (12' x 14')
Power:	1,200 Amps, 600 Volt, 3 Phase *Recently upgraded - power TBD
Sprinklers:	ESFR
Parking:	106 stalls
Sale Price:	\$24,000,000
Property Tax (Est. 2025):	\$187,373.55
Availability:	Negotiable

PROPERTY OVERVIEW

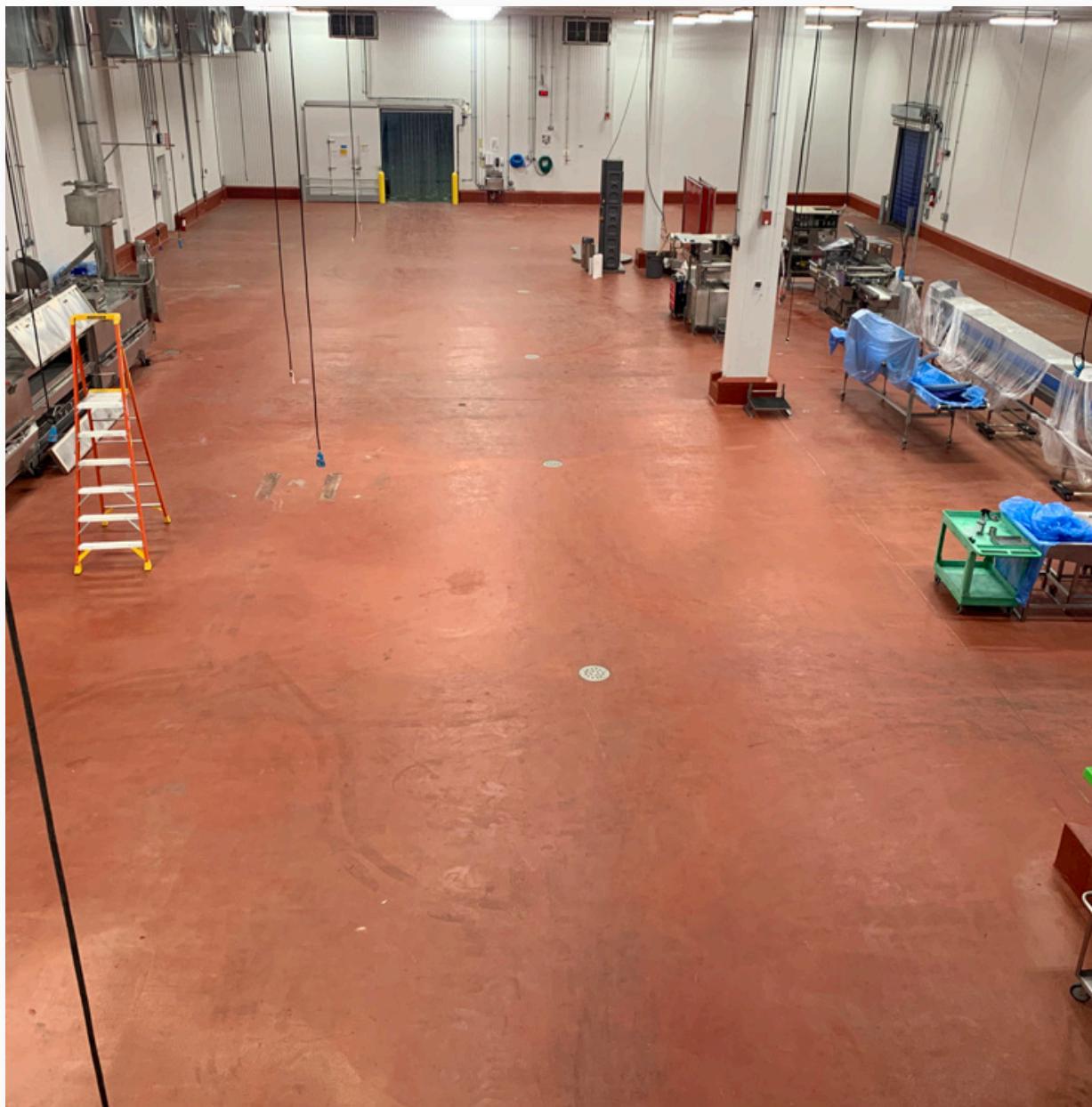
- CFIA approved food production facility centre on 6.11 Acres
- Rare cooler/freezer space with food production area
- Substantial improvements/upgrades in 2022
- 1,500 SF refrigerated loading dock
- Heavy power; recently upgraded in 2022
- High dock door ratio for distribution and cross docking
- Building can be extended by roughly 20,000 SF
- Office over two floors, consisting of multiple private offices, boardrooms, and washrooms on each floor
- Close proximity to 12 Street NE, 32 Avenue NE and Deerfoot Trail NE



PROPERTY PICTURES // 3000 15 Street NE, Calgary, AB

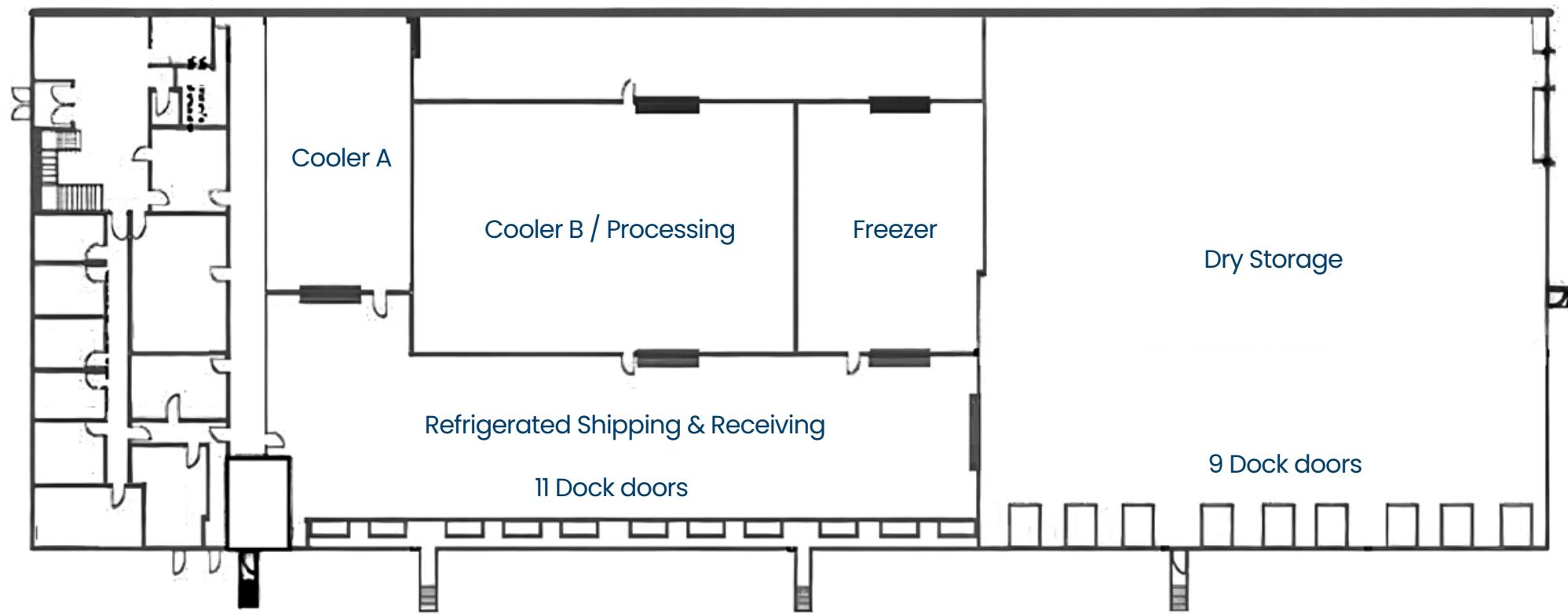


Calgary Multi-Temperature Distribution Facility //



- CFIA approved production facility
- New 1200A at 347/600V electrical
- PAD mounted 50 tonne CO-2 storage tank
- 5,400 SF heated dry storage space
- 2,950 SF refrigerated production room
- Two (2) cooler rooms totaling 1,600 sf
- 2", 4" and 4" Metl-Span insulated wall and ceiling panels
- Dynaco rapid roll door access to two (2) coolers and one (1) freezer
- Global horizontal sliding door and insulated man-doors
- Polyurethane coated floors and curbs
- Free draining sloped slab
- New under slab sanitary system filtering through a trade waste separator
- Pressurized hot and cold water circuits
- Interstitial space ventilation system
- Room occupancy sensor light switching
- High pressure, hose down light fixtures in all washdown spaces
- In-slab heat trace at all doors to refrigerated rooms
- Ceiling mounted equipment power drops
- Stainless steel thermal windows

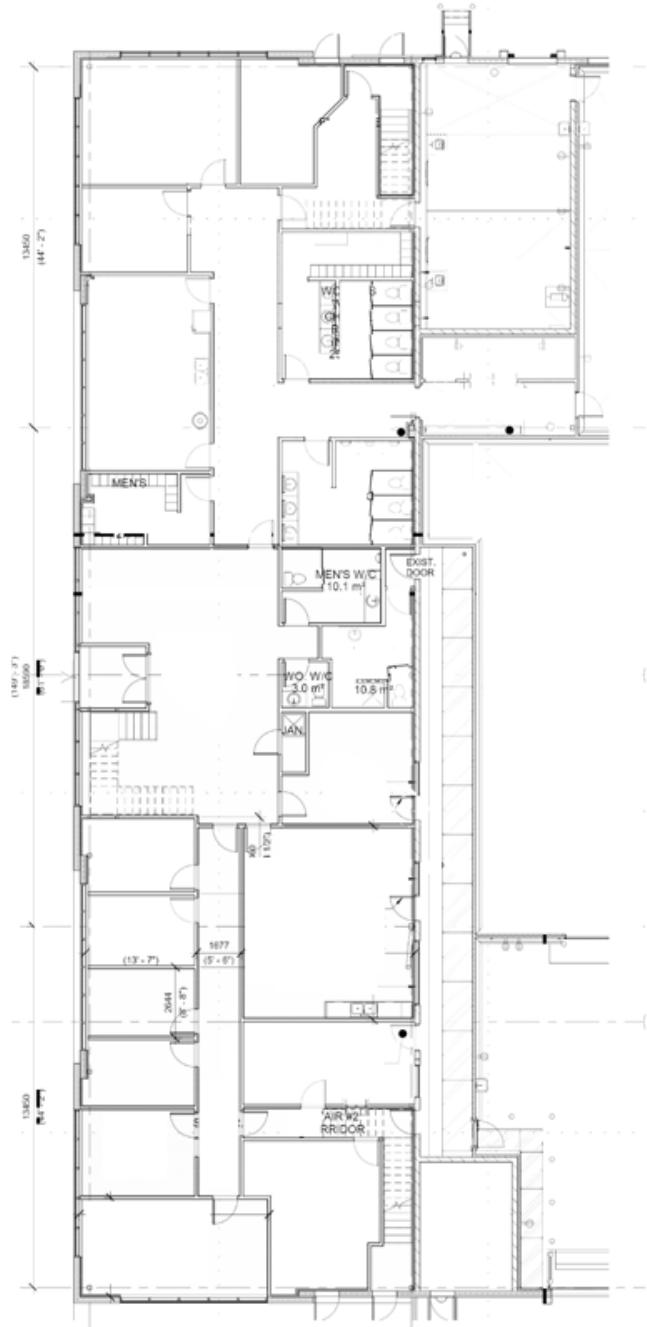
FLOOR PLANS // MAIN FLOOR OVERALL BUILDING



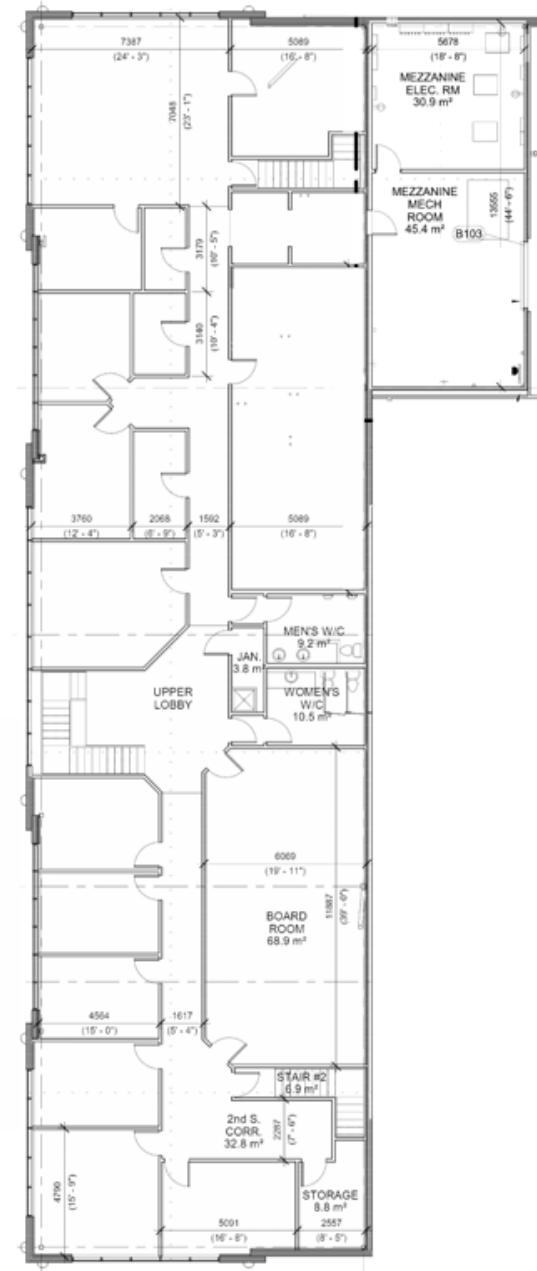
FLOOR PLANS // OFFICE SPACE

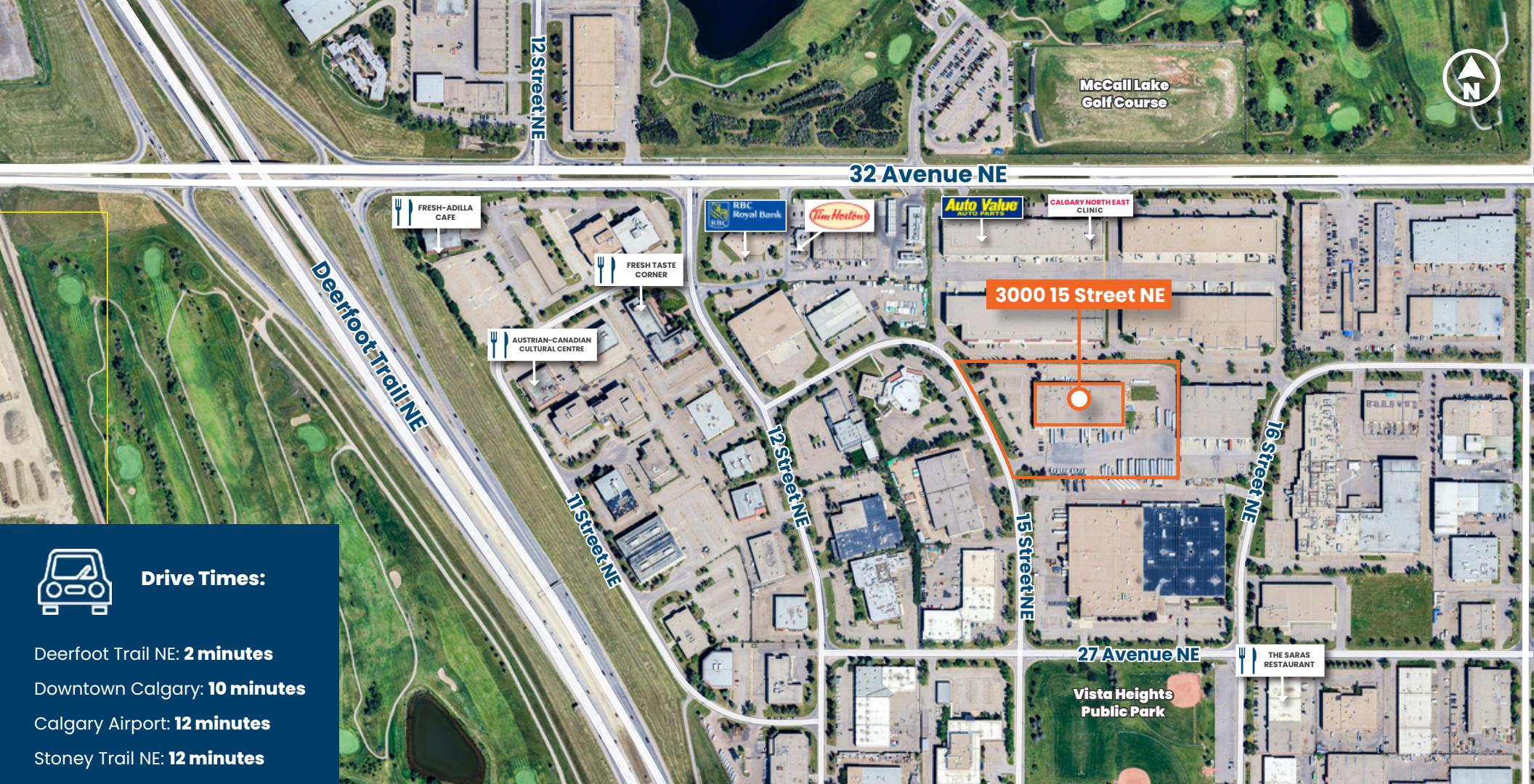


Main Floor



Second Floor





Manny Verdugo, SIOR Vice President | Associate
403.383.7142 | mverdugo@cdnglobal.com

This communication is intended for general information only and not to be relied upon in any way. Consequently no responsibility or liability whatsoever can be accepted by CDNGLOBAL for any loss or damage resulting from any use of, reliance on or reference to the contents of this document, including hypertext links to external sources. In addition, as a general communication, this material does not necessarily represent the view of CDNGLOBAL in relation to particular properties or projects. This communication is not intended to cause or induce breach of any agency agreement. Reproduction or distribution of this communication in whole or in part is not allowed without prior written approval of CDNGLOBAL.