

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

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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:	21,168 SF
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

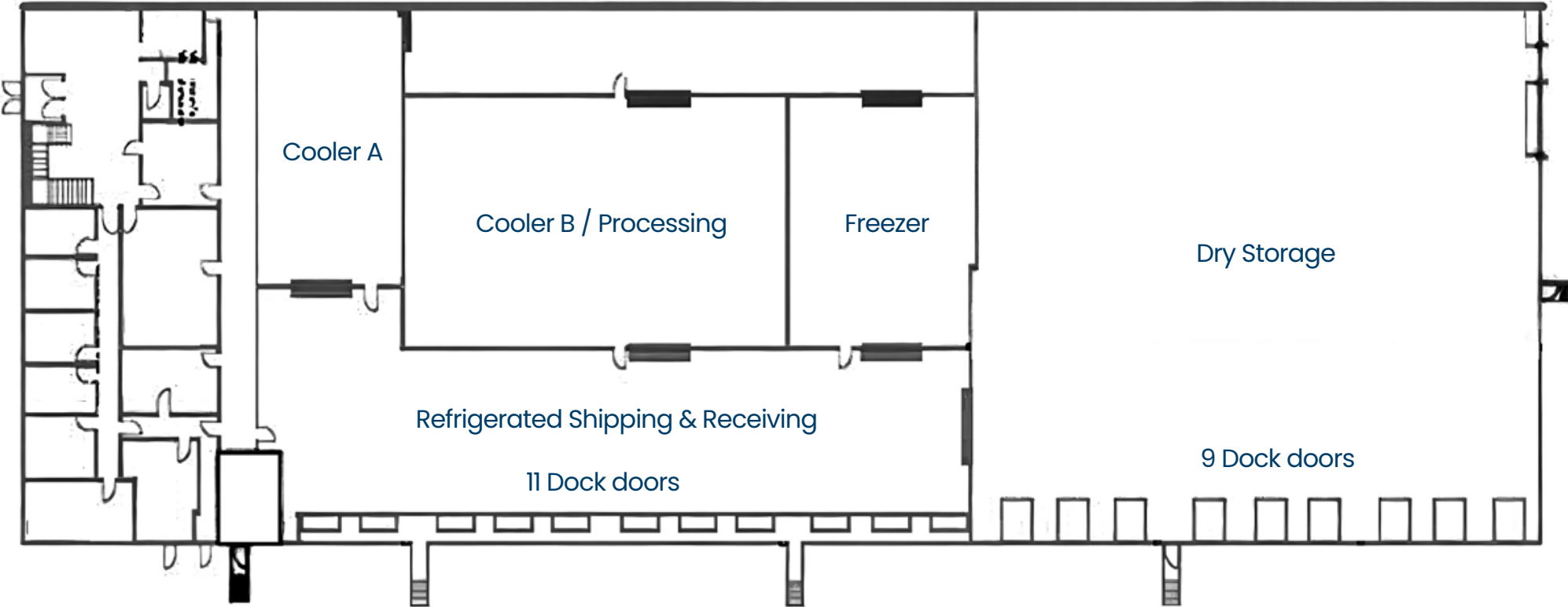


Calgary Multi-Temperature Distribution Facility //



- 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

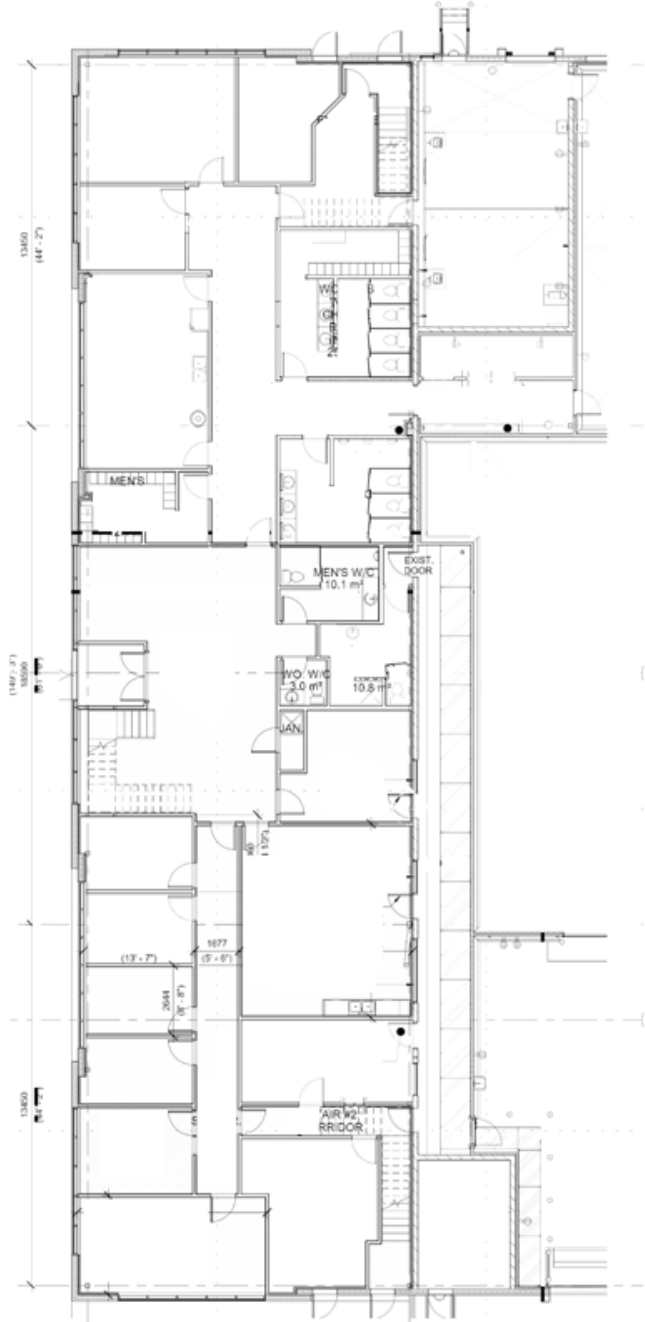
FLOOR PLANS // MAIN FLOOR OVERALL BUILDING



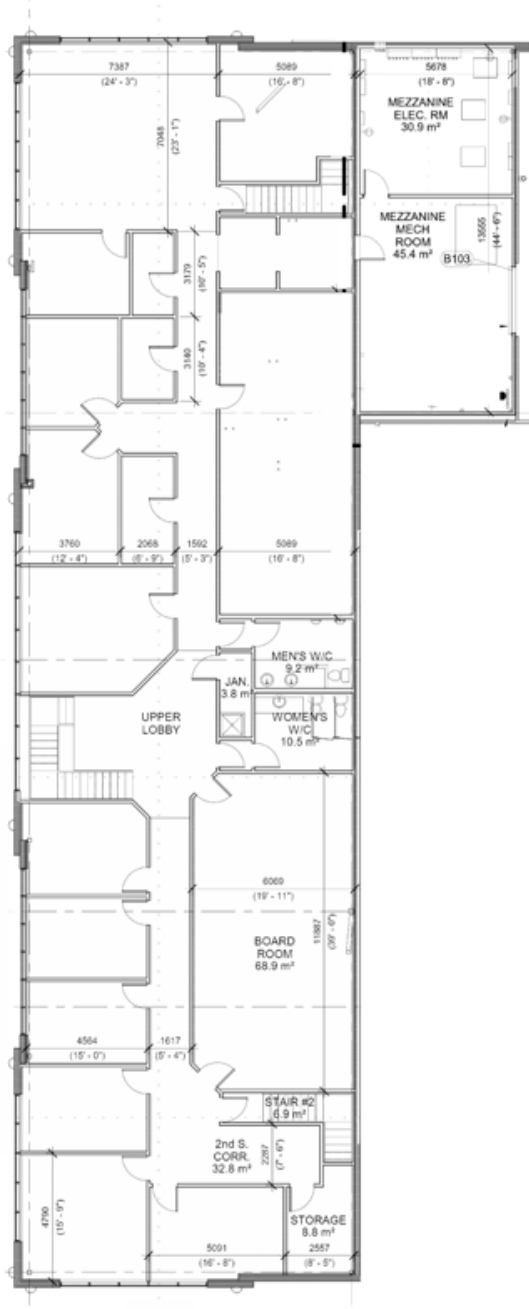
FLOOR PLANS // OFFICE SPACE

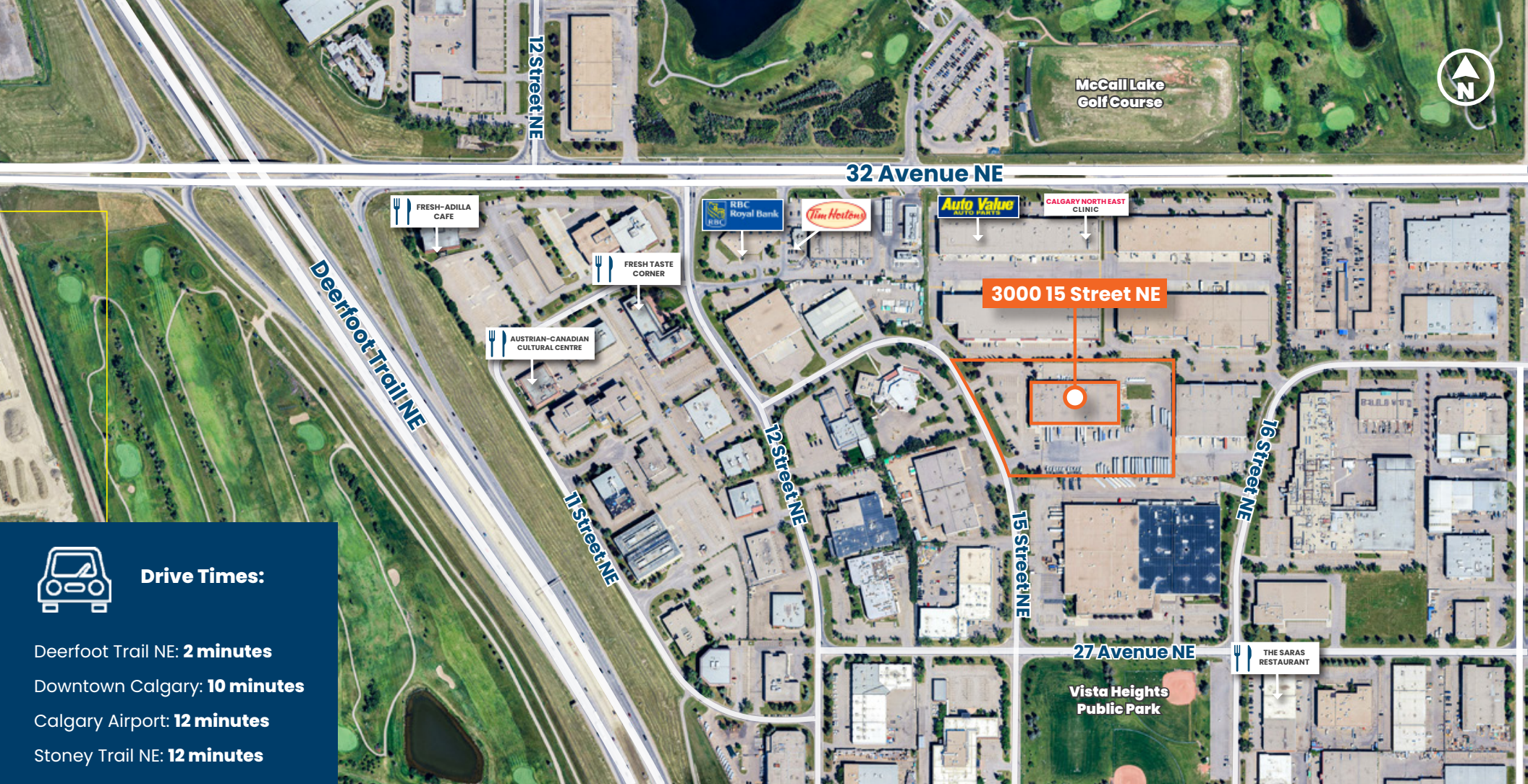


Main Floor



Second Floor





Drive Times:

Deerfoot Trail NE: **2 minutes**

Downtown Calgary: **10 minutes**

Calgary Airport: **12 minutes**

Stoney Trail NE: **12 minutes**



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