

SOUTH FOOTHILLS CROSSDOCK FACILITY FOR SALE OR LEASE 9415 44 ST SE CALGARY



- full service crossdock logistics facility with maintenance shop and storage yard
- 4.41 acre site in a convenient SE location in South Foothills with good access to 90 Avenue, Glenmore Trail, Barlow Trail and 52 Street
- pre-engineered steel buildings with metal cladding and metal roofs
- crossdock building is 4933 sf with 16 dock height doors with levelers and 1 drive in door, office area is 1260 sf on two floors, 3044 sf maintenance shop with two drive through bays, new 1500 sf cold storage building
- radiant heaters in warehouse and shop, rooftop HVAC unit for office floors
- hardened yard with capacity for storage of over seventy highway trailers
- forty parking stalls for staff and visitors at front of building
- photo binder... <https://acrobat.adobe.com/id/urn:aaid:sc:US:4f1b8244-da3a-493e-a53a-11cf62e1b570>
- asking price: \$4,950,000
- lease option: \$256,000 per annum triple net, 5 year term

CONTACT:

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LOADSAFE CROSSBORDER FREIGHT INC



- LoadSafe Crossborder Freight Inc established in 1994 provides international dry van LTL and TL freight delivery services from Alberta to and from the USA with main lanes to Texas and the eastern seaboard
- LoadSafe website... www.loadsafecrossborder.com
- licensed for general freight and hazardous materials for all of Canada and the US including Alaska, HAZMAT and F.A.S.T certified
- bonded in Canada and the US, the Calgary warehouse is a Canada Custom Bonded Sufferance Warehouse, common terminal leased in Edmonton
- the company owns 3 highway tactors, 4 day cab tractors, 51 x 53 ft dry van trailers of which 5 are heated and 2 have lift gates, 4 forklifts
- equipment is maintained to a high level for safety and function
- the company employs cloud based transportation management software
- current employees include 23 long haul owner operators, 3 local drivers, 7 load managers, 1 dispatcher, 2 accounting staff, 1 safety manager, 2 customs administrators, 2 owner/managers and 2 mechanics, many long term employees
- long term customers, long term management and owner operators, excellent customer service and safety record
- business and equipment available at market value

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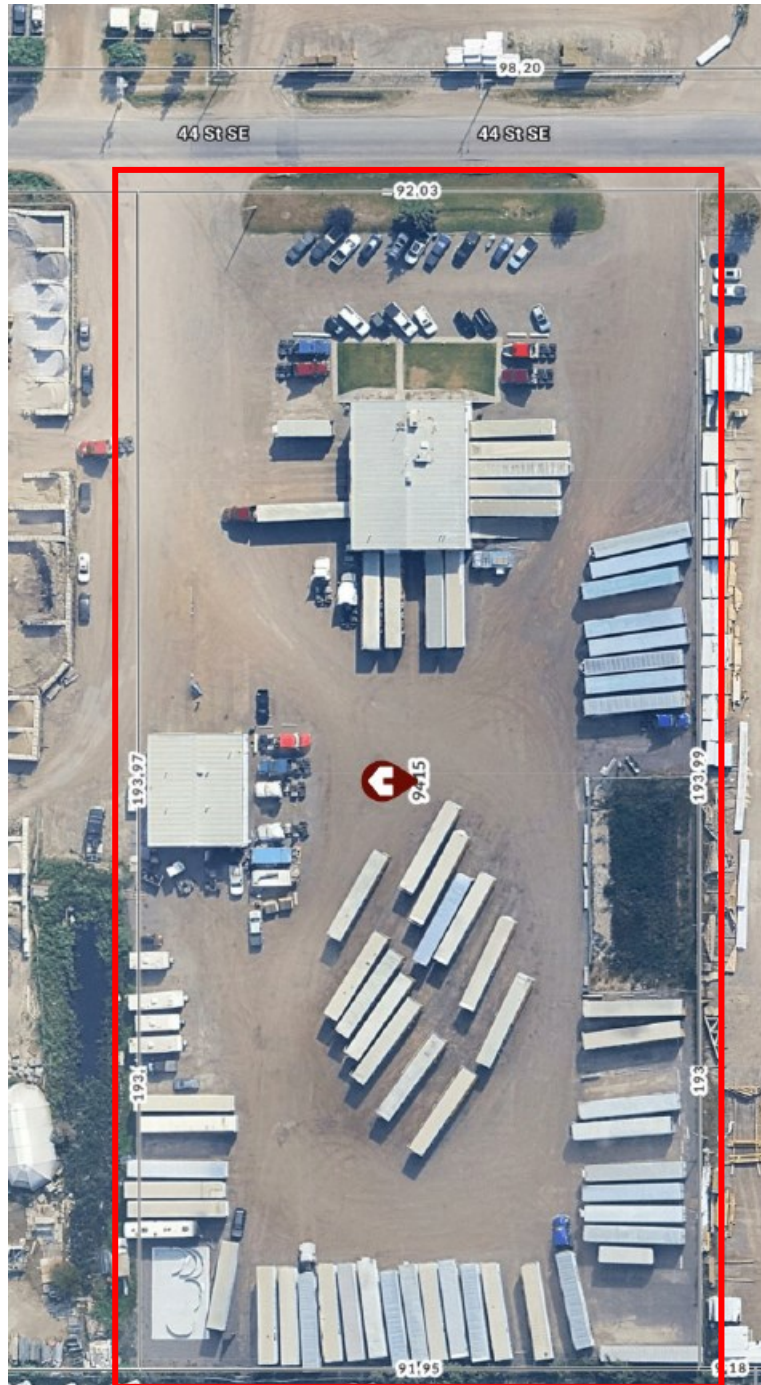
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- legal description lot 24, block 2, plan 8911767
- total site area 4.41 acres
- land use classification (I-G) industrial - general
- construction year 1991
- property taxes (2025) \$65,704.09

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This information, although believed to be accurate, is not warranted to be so and does not form a part of any future contract. The sale of this property may be withdrawn at any time without notice.