

FOR SALE



3916-72nd Avenue SE, Calgary, AB

184,986 sq. ft. manufacturing/warehouse facility on 6.26 acres



Significant value-add opportunity



High efficiency dock layout



High-profile exposure property

JON C. MOOK, SIOR
PRESIDENT, MANAGING DIRECTOR
C: 403-616-5239
jmook@lee-associates.com

JORDAN LEBLANC, B.COMM
VICE PRESIDENT, PRINCIPAL
c: 403-660-5141
jleblanc@lee-associates.com

EMILY GOODMAN, B.COMM
VICE PRESIDENT, PRINCIPAL
C: 403-862-4348
egoodman@lee-associates.com

ELIAS TSOUGRIANIS
SALES & LEASING ASSOCIATE
c: 403-680-4875
etsougrianis@lee-associates.com

117, 4950 - 106th Avenue SE,
Calgary, AB T2C 5E9
lee-associates.com/calgary

PROPERTY DETAILS

DISTRICT:

Foothills

LEGAL DESCRIPTION:

Plan 7610907, Lot 9, Block 3

SITE SIZE:

6.26 acres

ZONING:

Industrial General (I-G)

AVAILABLE AREA:

Main Floor:	+/-	4,229 sq. ft.
Second Floor Office:	+/-	2,385 sq. ft.
Warehouse:	+/-	157,053 sq. ft.
<u>Structural Storage Area:</u>	+/-	<u>21,319 sq. ft.</u>
Total:	+/-	184,986 sq. ft.

Bonus Mezz: +/- 5,987 sq. ft.

YEAR OF CONSTRUCTION:

1978

PURCHASE PRICE:

\$22,000,000 (\$119 per sq. ft.)

PROPERTY TAXES:

\$321,098.71 (for 2025)

AVAILABLE:

Negotiable

CEILING HEIGHT:

13'4" clear (Under Shipping Area)

26'9" clear (Warehouse Area)

23' clear (Outside Storage Area)

LOADING:

19 - 8' x 8' dock doors with levelers

6 - 8' x 9' dock doors with levelers

1 - 8' x 12' dock doors with leveler

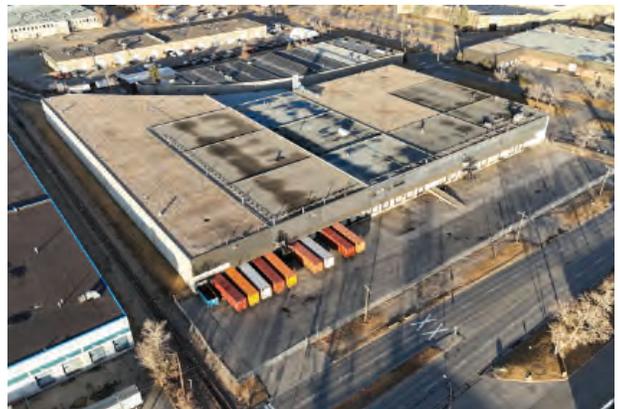
1 - 8' x 10' dock door without leveler

1 - 8' x 10' ramped drive-in door

1 - 8' x 8' drive-in door

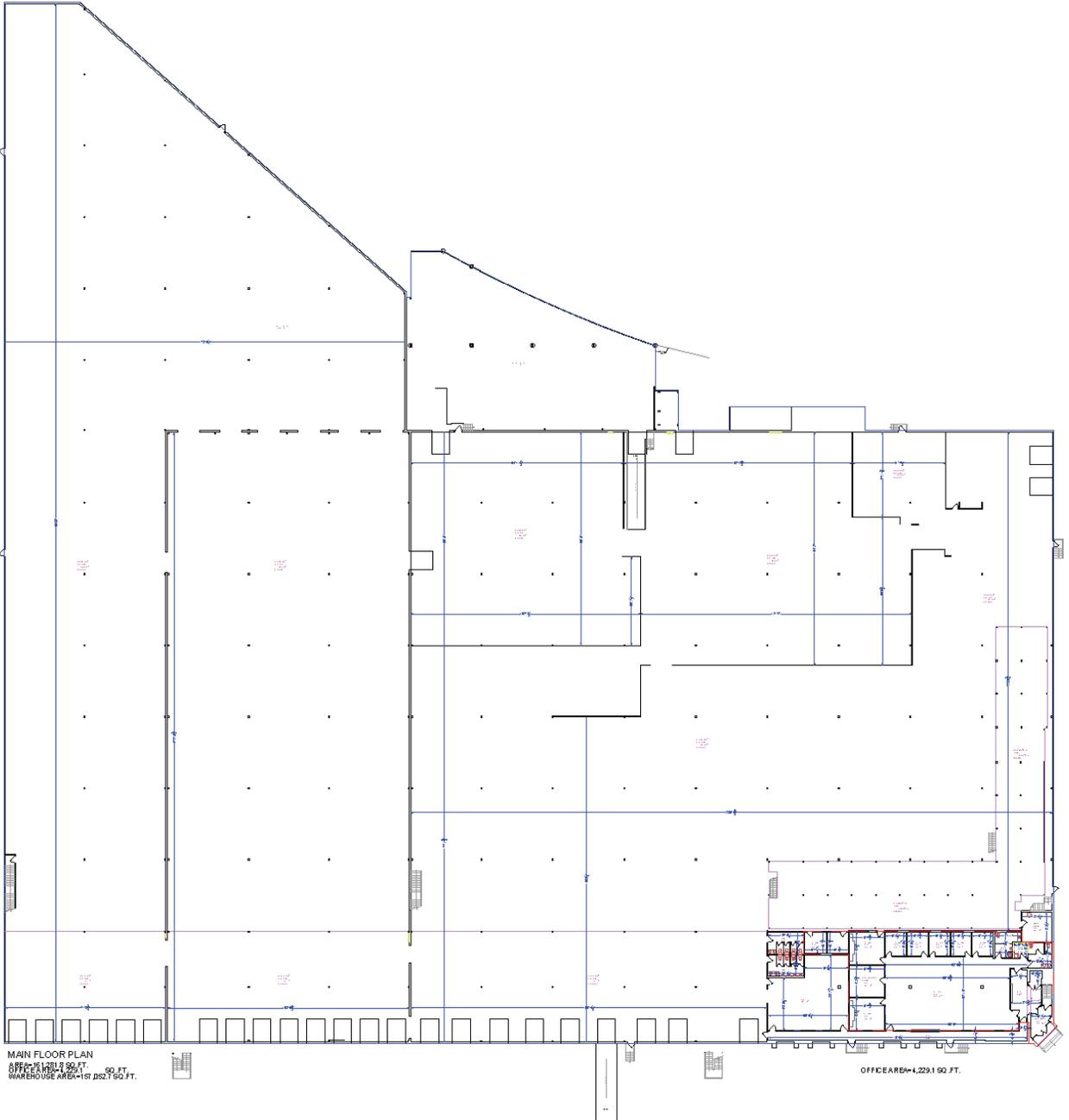
POWER:

800 amps, 600 volts, 3 phase service (TBV)

**COMMENTS:**

- » Second-floor concrete storage area
- » Make-up air unit(s) (CFM TBV)
- » LED lighting throughout warehouse facility
- » Brand new full fire suppression system recently installed
- » Disconnected CN rail line on the north end of property
- » Airlines connected throughout warehouse area
- » Outside covered storage area with exterior dry sprinkler system
- » Reinforced concrete apron (South loading area)
- » Excellent exposure along 72nd Ave SE
- » Nearby amenities with public transit stops in close proximity

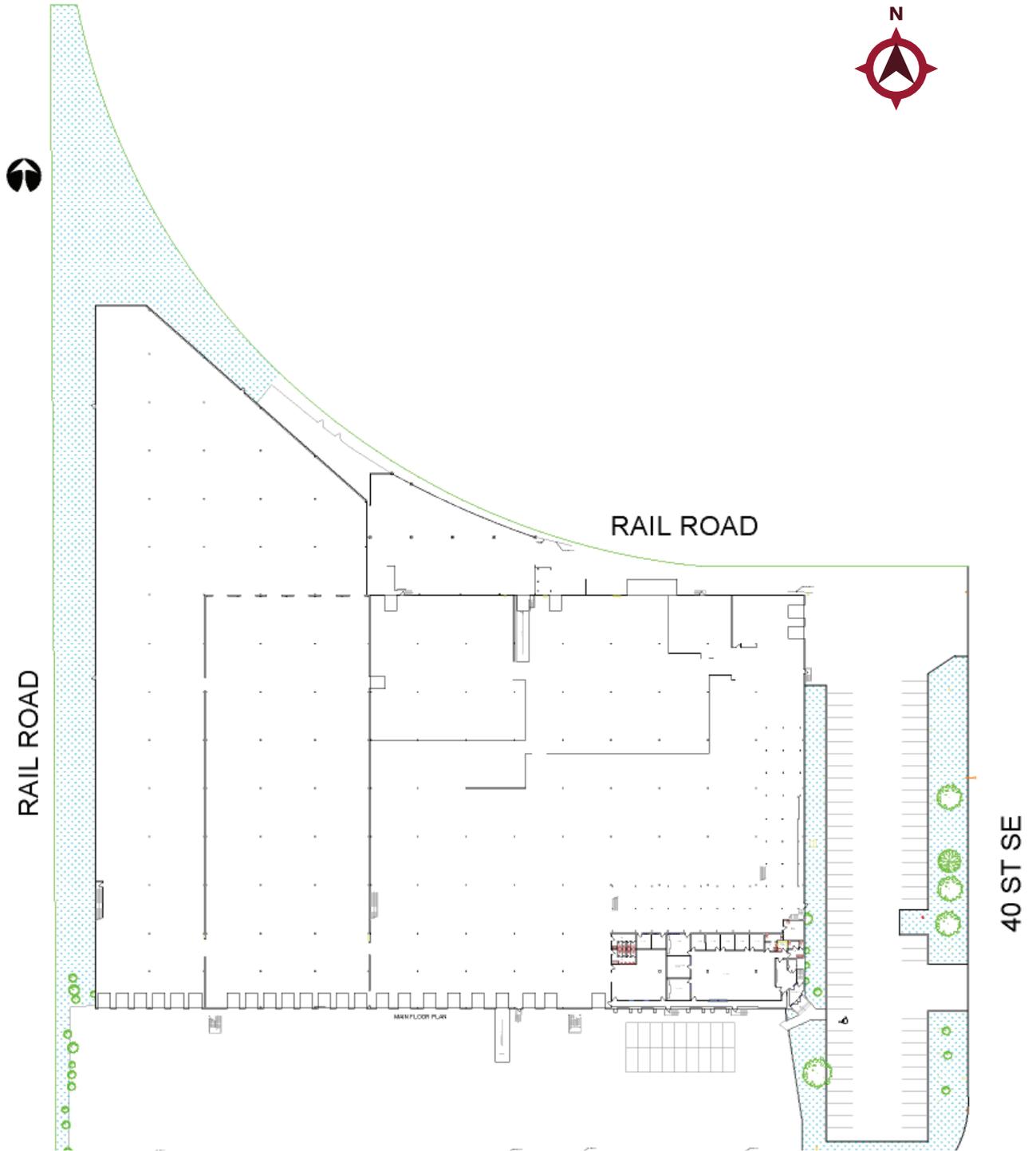
FLOOR PLAN



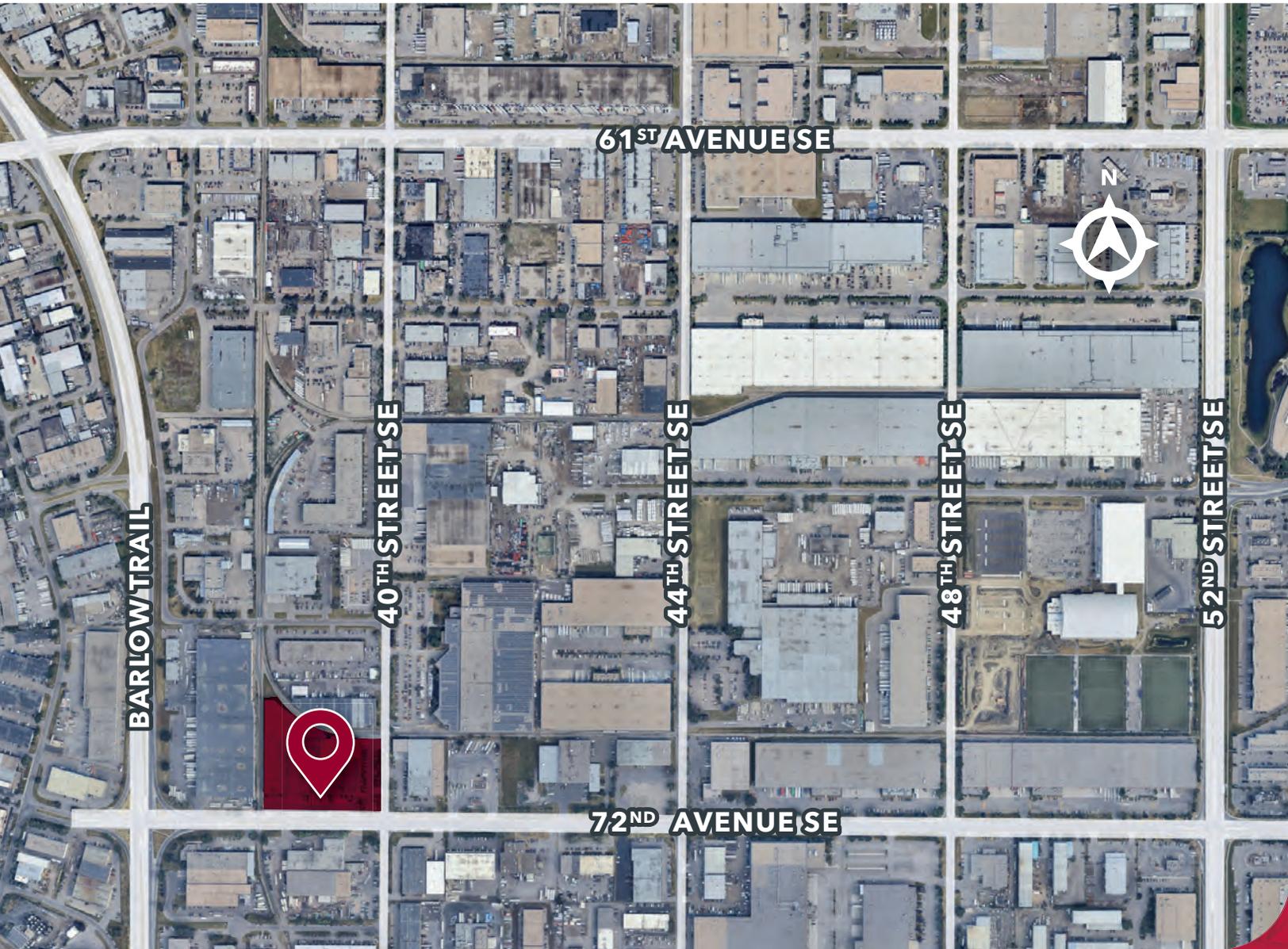
MAIN FLOOR PLAN
OFFICE AREA=1,229,190 FT.
WAREHOUSE AREA=1,827,900 FT.

OFFICE AREA=1,229,190 FT.

SITE PLAN



LOCATION



CONTACT US



JON C. MOOK, SIOR
PRESIDENT, MANAGING DIRECTOR
C: 403-616-5239
jmook@lee-associates.com



JORDAN LEBLANC, B.COMM
VICE PRESIDENT, PRINCIPAL
c: 403-660-5141
jleblanc@lee-associates.com



EMILY GOODMAN, B.COMM
VICE PRESIDENT, PRINCIPAL
C: 403-862-4348
egoodman@lee-associates.com



ELIAS TSOUGRIANIS
SALES & LEASING ASSOCIATE
c: 403-680-4875
etsougrianis@lee-associates.com



COMMERCIAL REAL ESTATE SERVICES

This brochure is for INFORMATION PURPOSES ONLY. There are no representations or warranties provided with respect to the information contained herein. Any prospective purchaser should take whatever steps they deem necessary or advisable to verify the accuracy or completeness of any information contained herein before relying on any such information. Prospective purchasers are cautioned to conduct their own due diligence.

117, 4950 - 106th Avenue SE | Calgary, AB T2C 5E9
lee-associates.com/calgary