

For Sale or Lease

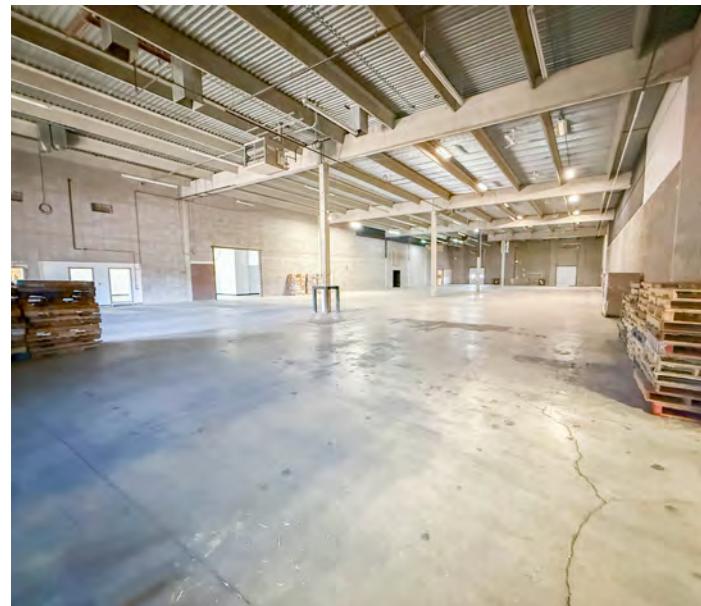
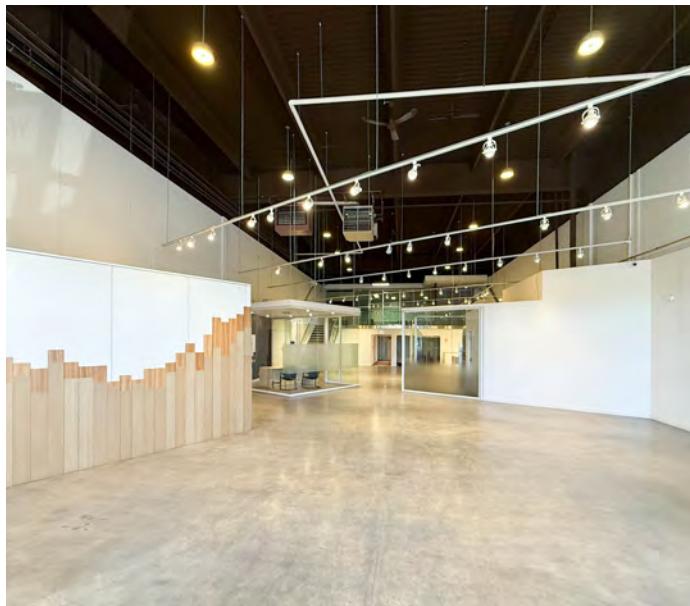
5310 - 1st Street SW, Calgary
Calgary, Alberta



Highlights

- 58,738 s.f. on 2.55 acres
- Dock and drive-in loading
- Multiple demising scenarios
- Layout can be reconfigured
- Central market space in close proximity to downtown and central southeast roadways

Overview



Property Details

District	Manchester	Loading	10 dock doors 1 drive-in door <i>Potential for additional 2 dock doors.</i>
Zoning	I-G (Industrial General)	Power	600 amps, 600 volts
Site Size	2.55 acres	Parking	72 surface stalls
Building Size	Office: 4,611 s.f. Warehouse: 38,720 s.f. Production: 11,827 s.f. Mezzanine: 3,580 s.f.	Sale Price	\$10,650,000
Total:	58,738 s.f.	Property Tax	\$162,623.08 (2025)
<i>Multiple demising scenarios available for lease.</i>		Lease Rate	\$11.00 p.s.f.
Ceiling Height	24' clear	Lease Incentive	Year 1 starting at \$9.00 p.s.f.
		Op. Costs	\$5.00 p.s.f. (2025)

Floor Plan



Site Map



Drive Times



Glenmore Trail

5 mins. | 1.8 km



Chinook Centre Mall

5 mins. | 1.5 km



Deerfoot Trail (Highway 2)

6 mins. | 3.9 km



Calgary Int. Airport

25 mins. | 22.2 km



Stoney Trail (Ring Road)

15 mins. | 12.4 km



Downtown Calgary

10 mins. | 5.0 km

Contact us for more information

 **JLL** SEE A BRIGHTER WAY

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