



For Lease

25,843 sq.ft. | 5484 76th Avenue SE



DETAILS

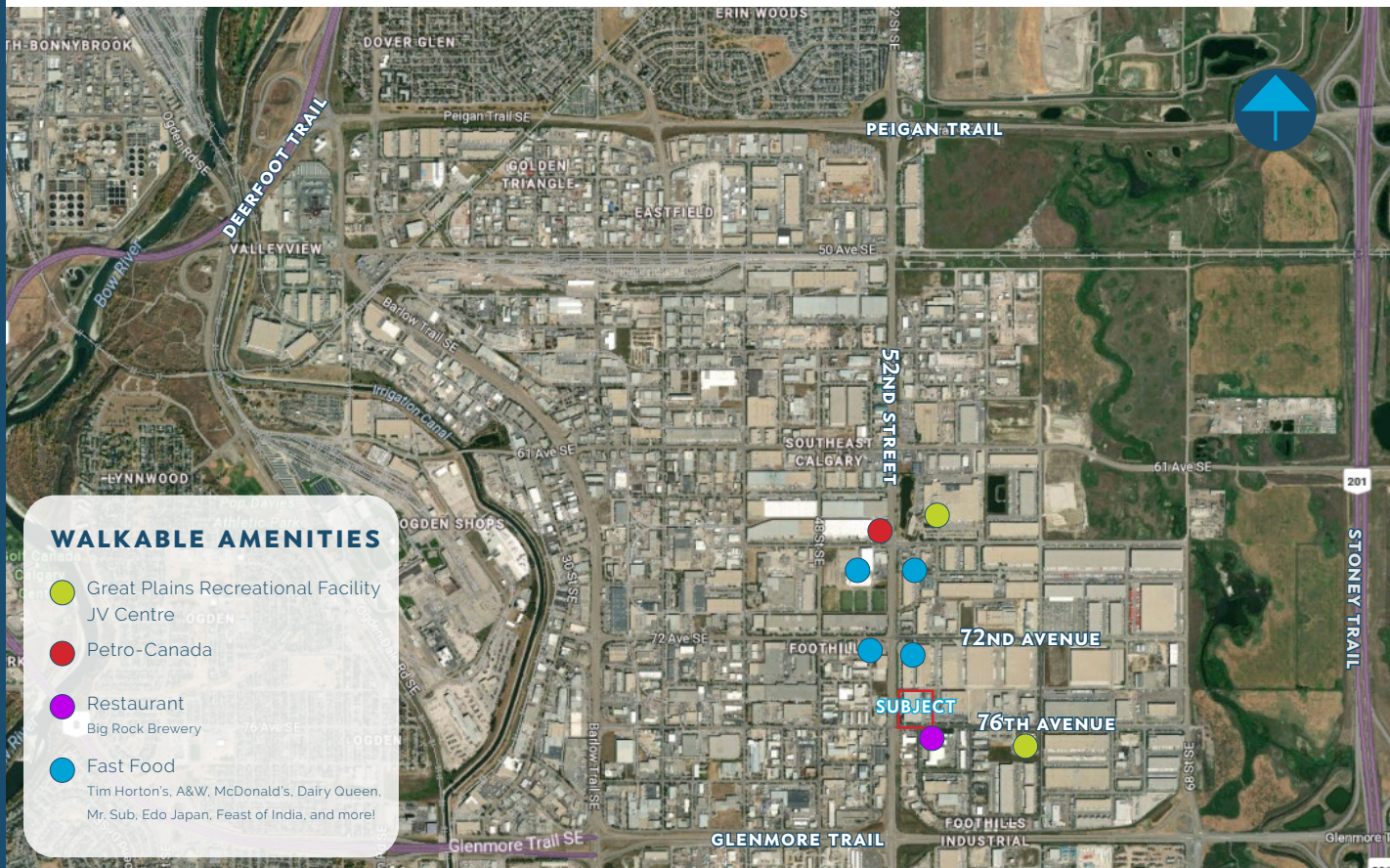
Location	Great Plains	Loading	3 Dock doors (8'-5" x 9'-6") 1 Ramped drive-in door (12' x 14')
Zoning	I-G Industrial - General	Power	200 Amp / 600 Volt (TBV)
Rentable Area	25,843 sq.ft.	Lighting	T8
Office	1,100 sq.ft.	Sprinklers	ESFR
Asking Lease Rate	Market	Column Grid	40' x 55' and 36.8' by 278' depth
Additional Rent (2024)	\$2.39psf op.cost & mgmt fee \$2.80psf property tax	Building Parking	105 un-reserved stalls on-site
Available	Immediately	Truck Marshalling Depth	130'
Ceiling Height	28' clear	Make-up Air	3500 CFM

LOCATION

- Superior access to major transportation routes including Stoney, Glenmore, Peigan, and Deerfoot Trail.
- Direct access to Calgary transit bus stop (Routes 23 and 148).
- Within walking distance to many amenities.

DISTANCE

- 4 min** to Stoney Trail
- 6 min** to Deerfoot Trail
- 16 min** to Downtown
- 20 min** to YYC Airport



INQUIRIES

CONTACT US TODAY
FOR MORE INFORMATION

Paige Magnussen, SENIOR LEASING MANAGER

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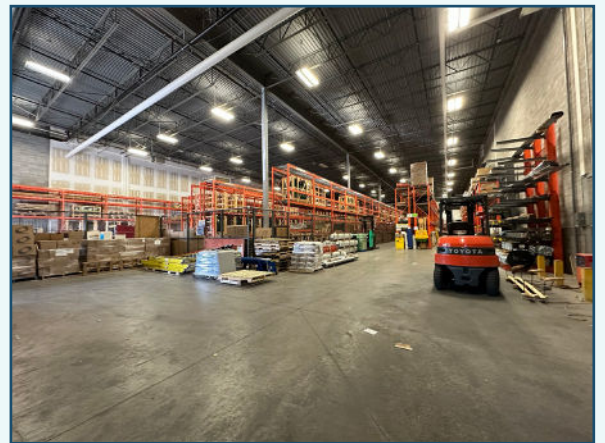
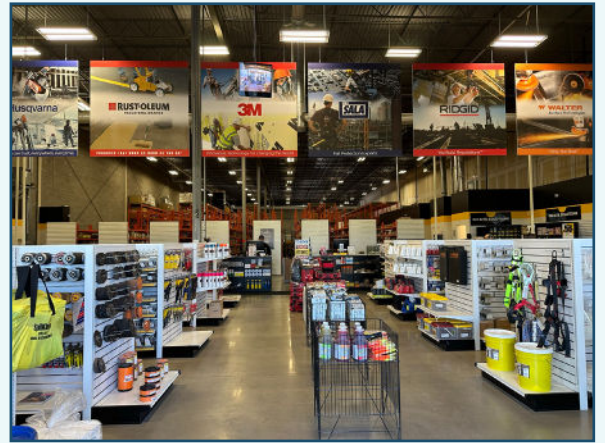
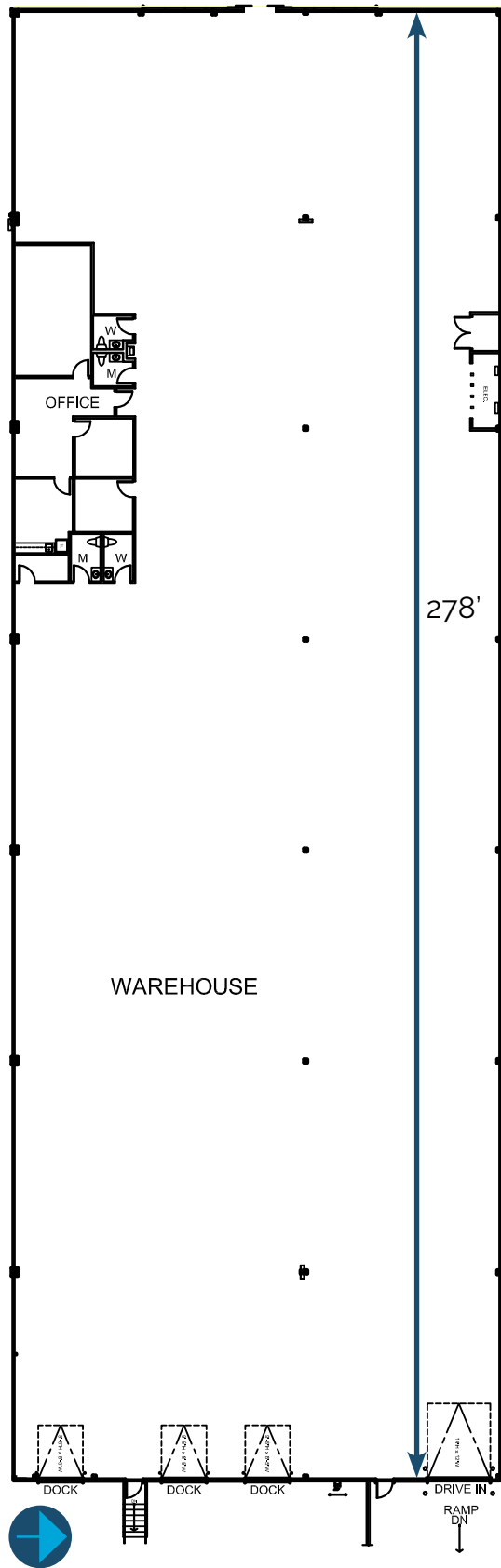
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FLOOR PLAN

5484 76TH AVENUE SE



25,843 SF

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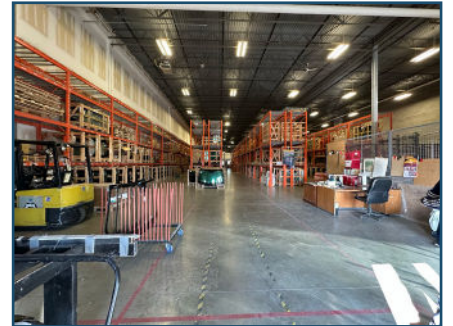
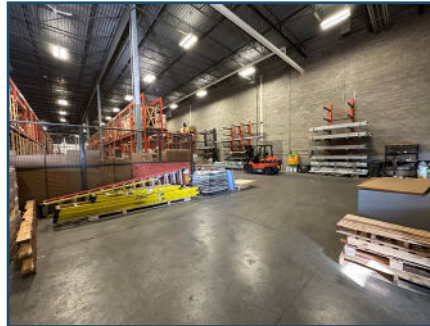
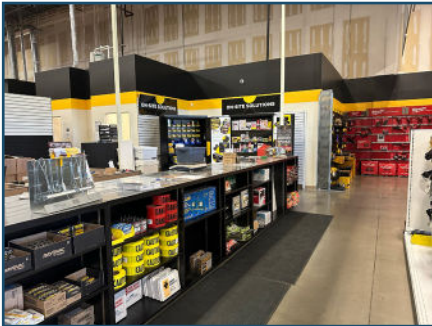
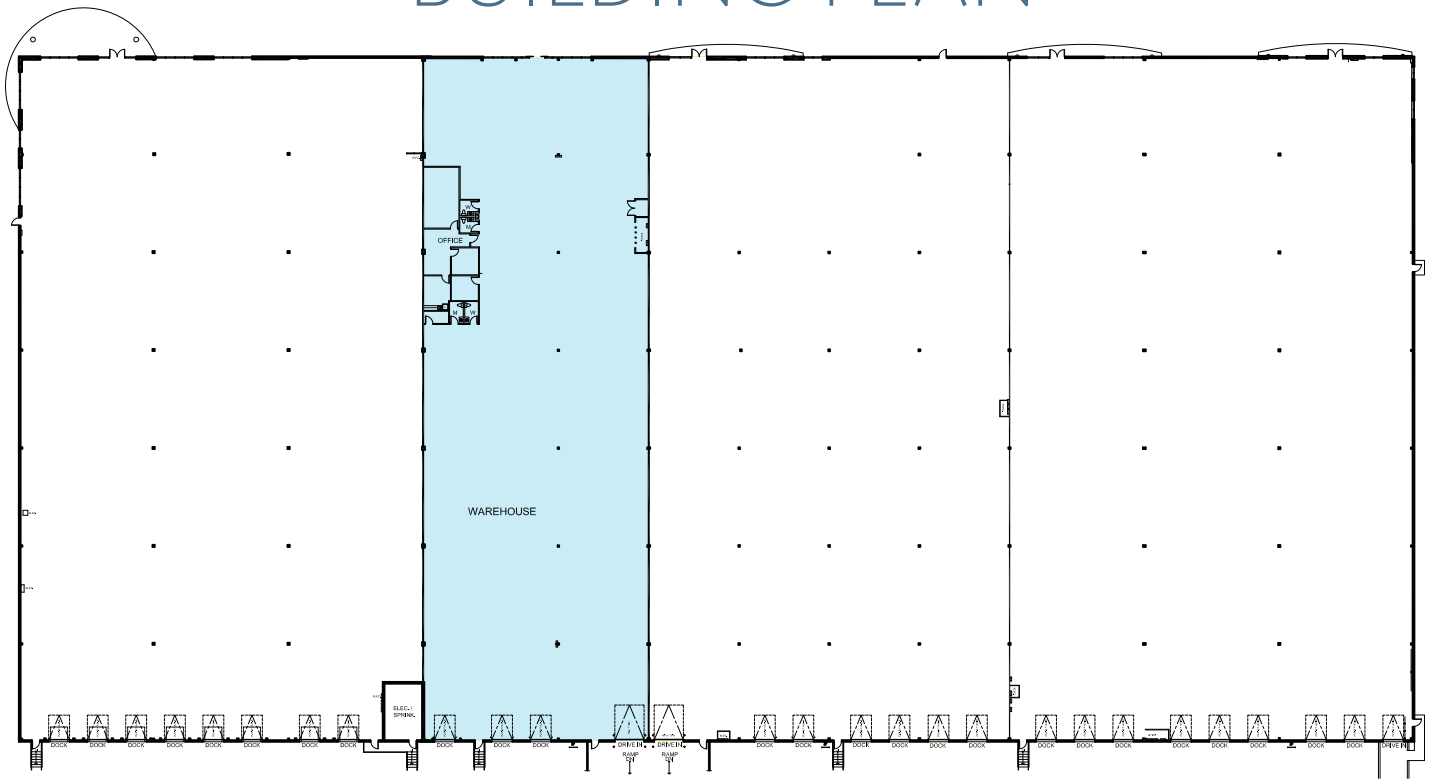
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BUILDING PLAN



E. & O.E. The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Hopewell Development LP and our partner XXIII Capital Inc.

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