

# FOR LEASE: 5218 86 Avenue SE Calgary

Shop / Warehouse / Truck Repair - 30,000 sq ft on 6.82 Acres

## Property Information

**Legal:** Plan 1410871 Block 37 Lot 1

**District:** Section 22 / South Foothills

**Available Space:**

Shop 27,600 sq ft

Office 2,400 sq ft

**Total 30,000 sq ft**

**Yard:** Up to 5 acres  
available options

**Term:** 3 to 5 Years

## Property Details

- Immediate Access To 52 St & Glenmore Tr.
- High Visibility Corner Location
- 2 - 16' x 16' OH Drive-in Doors
- 6 - 16' x 18' OH Drive-in Doors
- Ceiling Height 20' to 26' / Clear Span
- Make Up Air
- 3 Ph Power, 800 amp, 480 / 277 Volt (TBV)
- Compressed Air Distribution
- Overhead Cranes - 5 x 2 ton; 20' hook height
- Gravelled, Fenced, Compacted Yard
- Connected to City Water, and Storm, Sanitary pending



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FOR MORE INFORMATION OR TO VIEW PLEASE CONTACT:

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# Building Details

Site Size                      6.82 Ac.

	BL Building		Sq Ft
BL1	Fab Shop	100 x 260 ft	26,000
BL2	Wh/Fabrication	80 x 20 ft	1,600
Total Fab/Warehouse			27,600
BL3	Office	40 x 30 ft	1,200
BL3	Lower Office	40 x 30 ft	1,200
Total Office			2,400

Lease Rate: 30,000 sf on 1.73 ac. - \$30,000/mo (NNN)  
Additional Yard - \$1.25 psf (NNN)

Taxes:                      \$119,400 (2024)



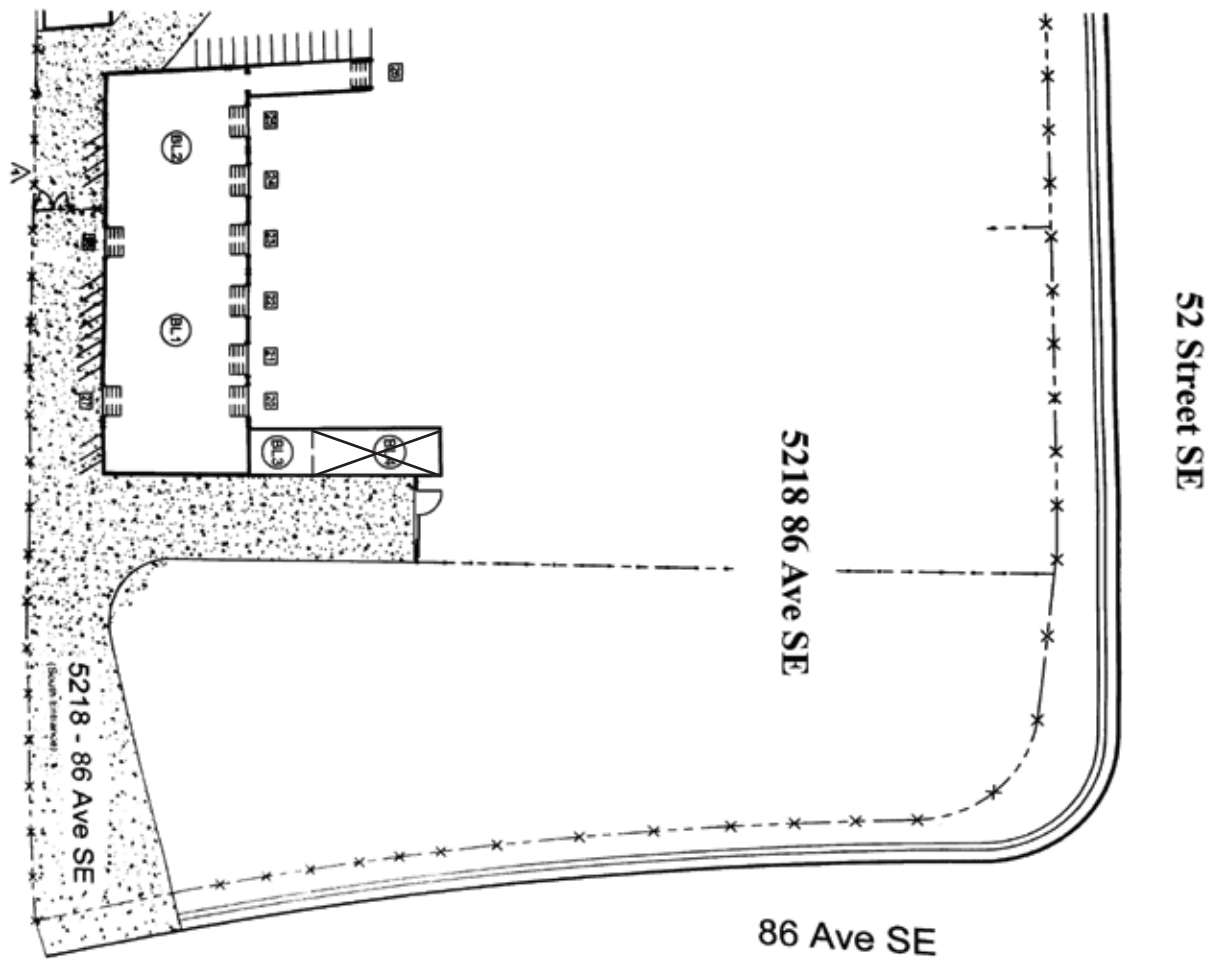
## Warehouse / Fab Shop Photos



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# Site Plan



## Office Photos



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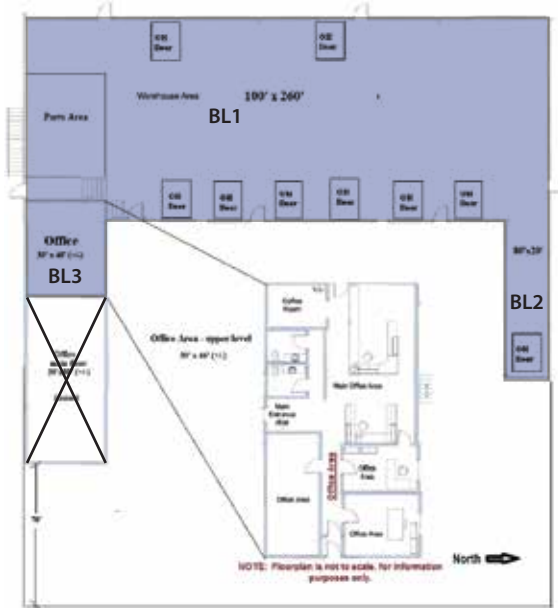
## Leasing Options - 5218 86 Ave SE Calgary

## Lease Option 1 - Warehouse/Fab with Yard

## \$30,000/ month Triple Net

- 27,600 sq ft Fab/warehouse
- 1,200 sq ft upper office
- 1,200 sq ft lower shop washroom/lockers
- 30,000 sq ft on 1.73 acres

## Building Floorplan



## Lease Option 2 – Additional Yard

\$1.25 psf Triple Net

- Up to 4 acres yard space

## Taxes and Op. Costs TBV

## Location



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**5218 – 86 Avenue S.E. Calgary AB T2C 4L7**

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