

# FOR SALE/LEASE

32,071 SF ON 4.09 ACRES



RARE, STANDALONE INDUSTRIAL OFFERING  
7664 - 10 STREET NE  
CALGARY, AB



Lead Agents:

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# PROPERTY DETAILS

|                 |  |
|-----------------|--|
| District:       | Deerfoot Business Centre   |
| Zoning:         | I-G (Industrial General)   |
| Site Size:      | ± 4.09 acres   |
| Year Built:     | 2000   |
| Available Area: | ± 32,071 sf  |
| Office Area:    | ± 5,359 sf (main floor)<br>± 4,837 sf (second floor)   |
| Shop Area:      | ± 21,875 sf  |
| Loading Doors:  | 6 (16' x 16') drive-in doors<br>1 (23'6" x 22') drive-in door<br>1 (23'6" x 21'7") drive-in door                           |
| Ceiling Height: | 26'7" clear  |
| Power:          | 800A, 600V, 3 phase (TBV)  |
| Cranes:         | 2 - 5 ton cranes<br>(22' bridge height, 18'11" hook height)<br>2 - 10 ton cranes<br>(22' bridge height, 18'7" hook height) |

## Financial Details

|                    |                         |
|--------------------|-------------------------|
| Asking Price:      | \$8,700,000 (\$271 psf) |
| Asking Lease Rate: | \$16.00 psf             |
| Escalations:       | 2.5% annually           |
| Op. Costs:         | \$6.29 psf (2024 est.)  |
| Property Taxes:    | \$166,444 (2023)        |
| Availability:      | May 1, 2024             |

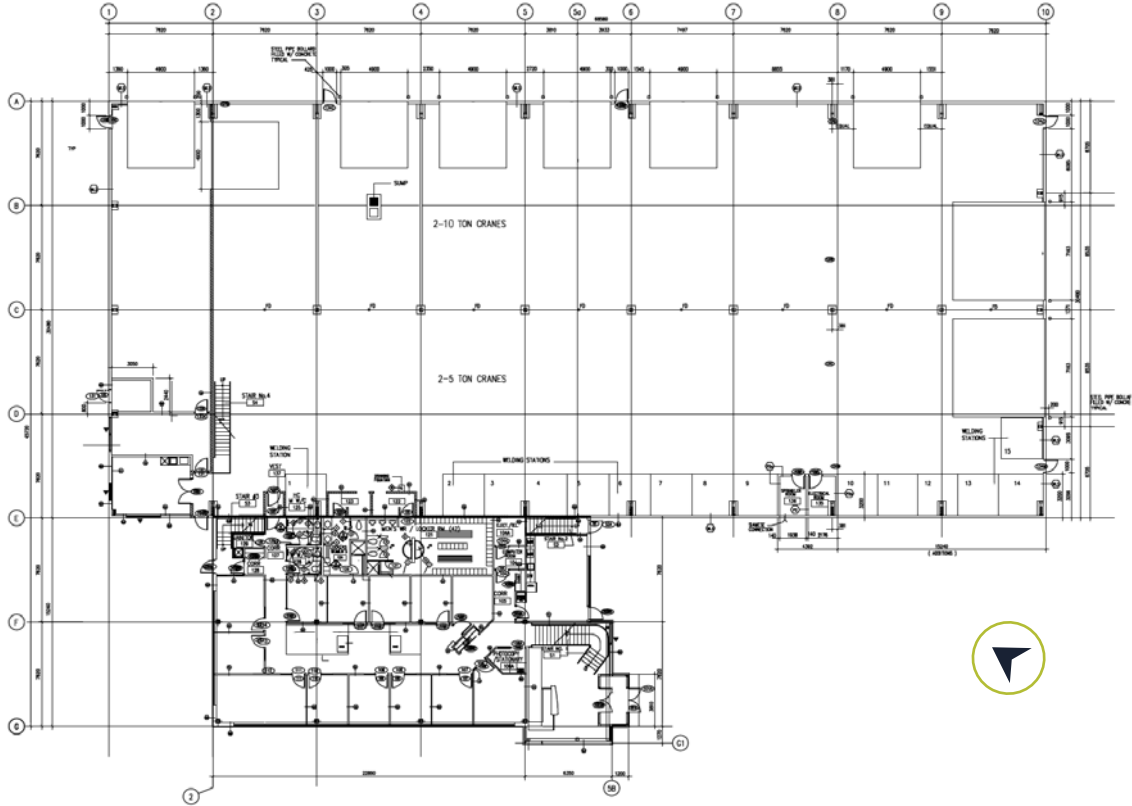
## Highlights

- Rare, freestanding industrial facility with overhead cranes, large doors and excess yard
- Heavy, reinforced, and partially paved yard area with multiple points of access
- 45,000 CFM make-up air (TBV)
- Radiant tube heating in shop with HVAC RTU system for office
- Floor drains/sump recently installed in the shop area
- Along elevated powerline corridor
- Many nearby amenities
- Good access onto Deerfoot Trail
- Close proximity to the Calgary International Airport

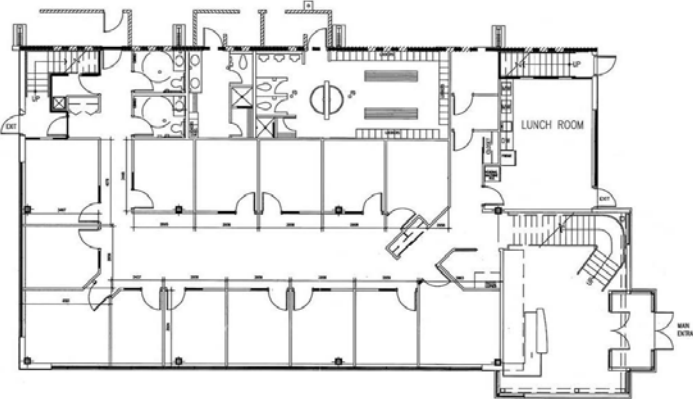


# FLOOR PLAN

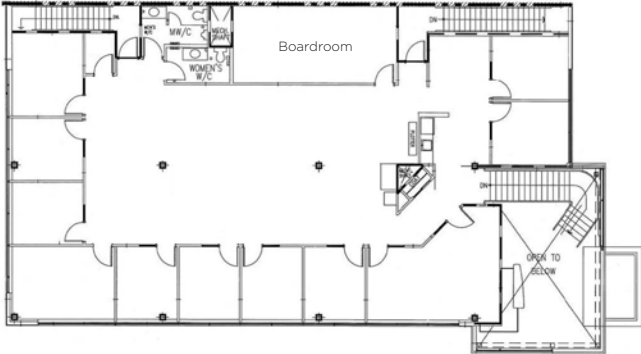
## Main Floor



## Main Floor Office

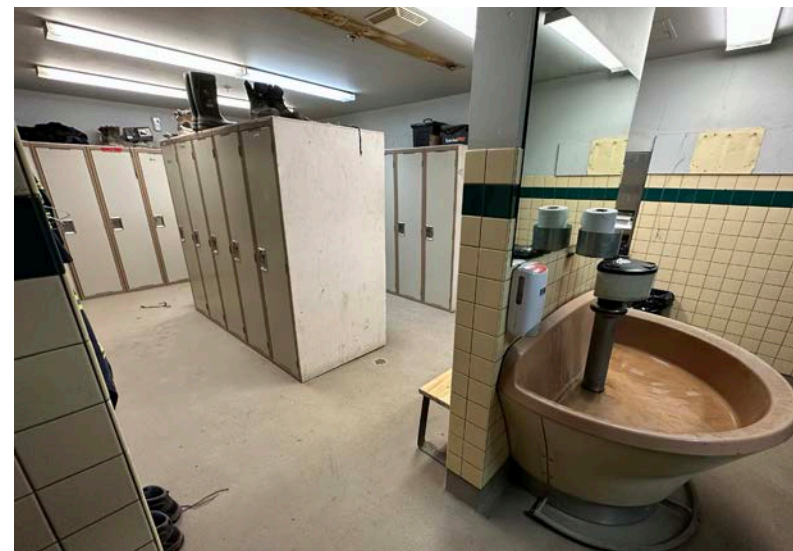
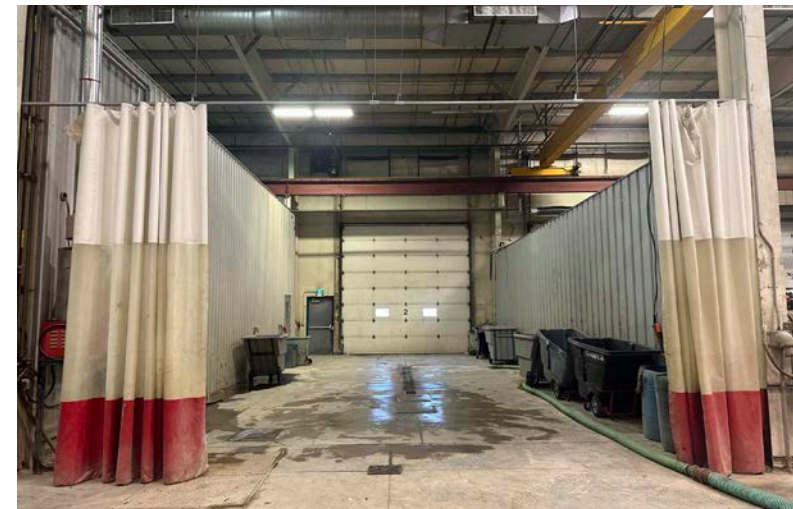
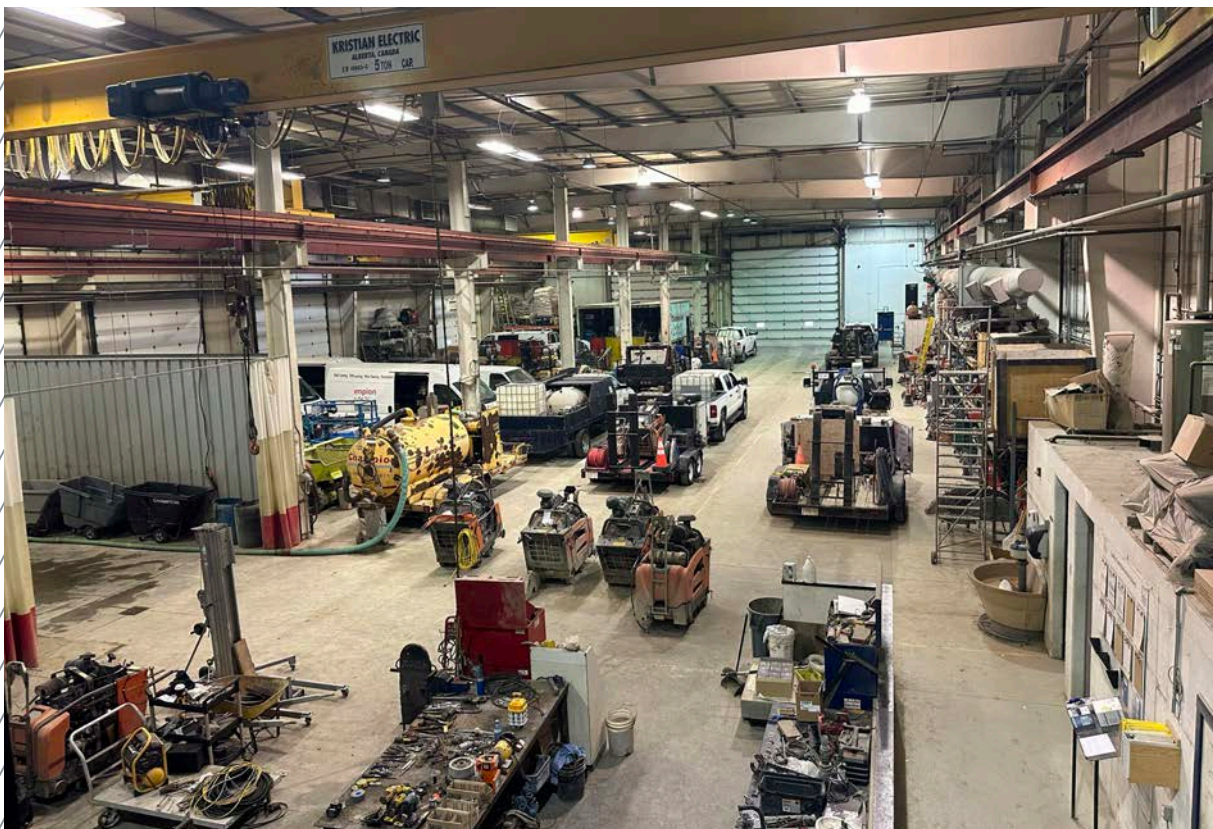


## Second Floor Office



\*Not to scale, not exactly as shown.

# PHOTOS





# AERIALS

# LOCATION MAP



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