

FOR SALE OR LEASE >



# Freestanding Dock Load Facility with Yard Storage

3755 - 64TH AVENUE SE, CALGARY, AB



## Property Details

- > Legal Description > Plan 8010938, Block 1, Lot 1
- > District > Foothills Industrial District
- > TOTAL Building Size > Office: 1,056 square feet  
Shop: 6,844 square feet  
**TOTAL: 7,900 square feet**
- > Year of Construction > 1980
- > Lot Size > 1.49 acres
- > Zoning > I-G (Industrial General)
- > **Sale Price** > **\$2,100,000.00**
- > Property Taxes > \$28,251.93 (for 2011)
- > **Net Lease Rate** > **\$15.00 per square foot per annum**
- > Term > 5 years or greater
- > Available > Immediate



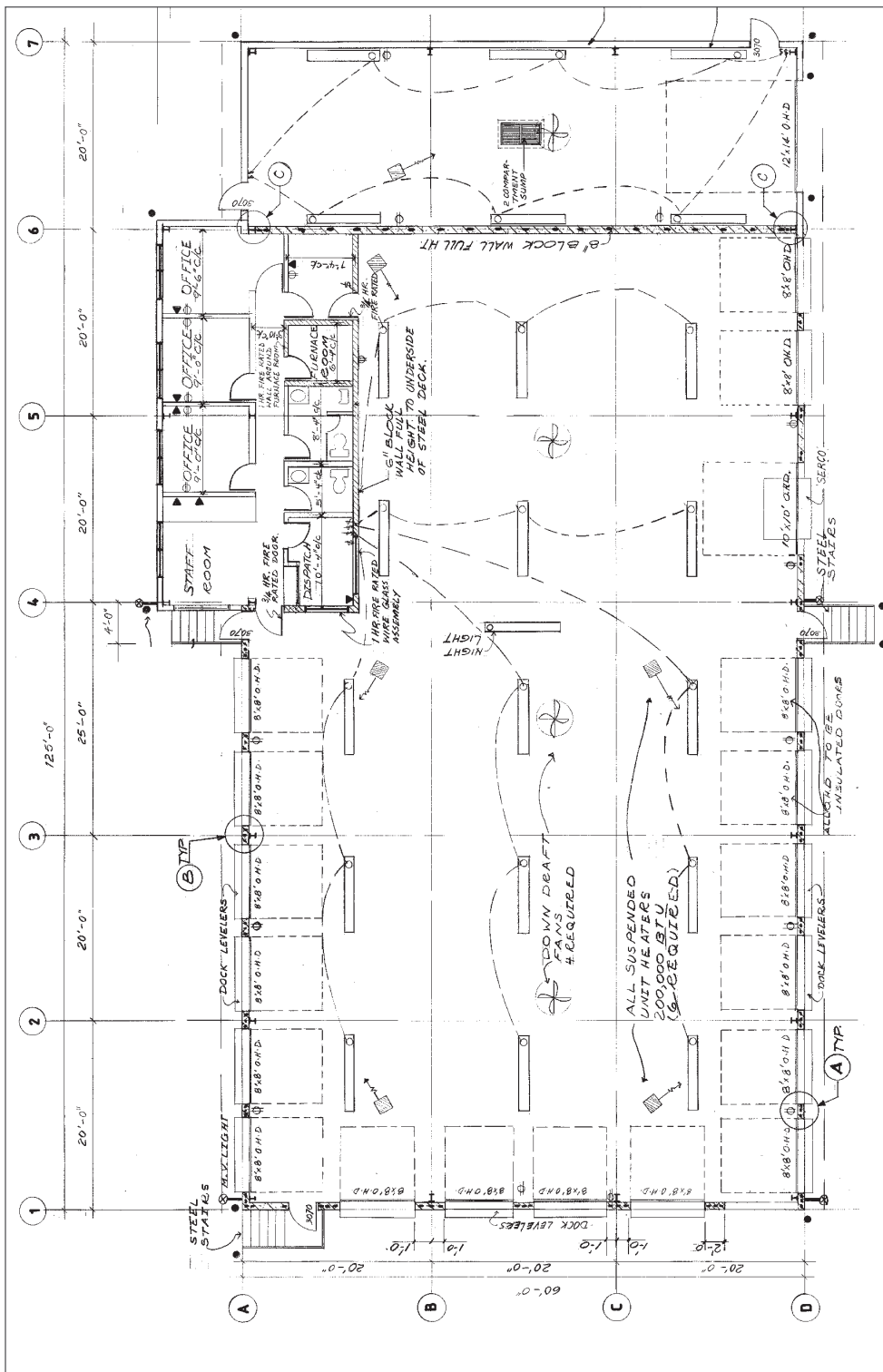
- > Previously occupied by Pedersen Transport Ltd.;
- > 19 dock doors on 3 sides of the building, all with levelers;
- > Service bay with sump;
- > Fenced yard can accommodate approx. 15 additional 53' trailers;
- > 5 private offices, driver lunchroom and dispatch area; and
- > 13 front parking stalls.

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# Floor Plan & Details

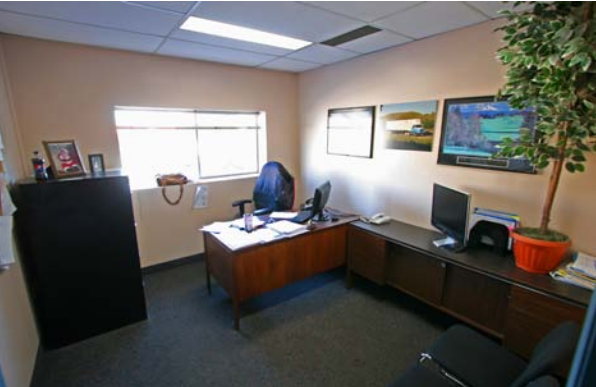


- > Heating: Forced air overhead unit heaters
- > Lighting: Fluorescent
- > Ceiling: 10' - 11' clear height
- > Loading: 19 dock doors total with levelers, bumper pads and seals
  - 6 - 8'x8' dock doors with levelers on North side
  - 4 - 8'x8' dock doors with levelers on West side
  - 8 - 8'x8' dock doors
  - 1 - 10'x10' dock door with levelers on South side
  - 1 - 12'x14' drive-in door
- > Electrical 200 amp @ 240 volt (3 phase service)



# Property Photographs

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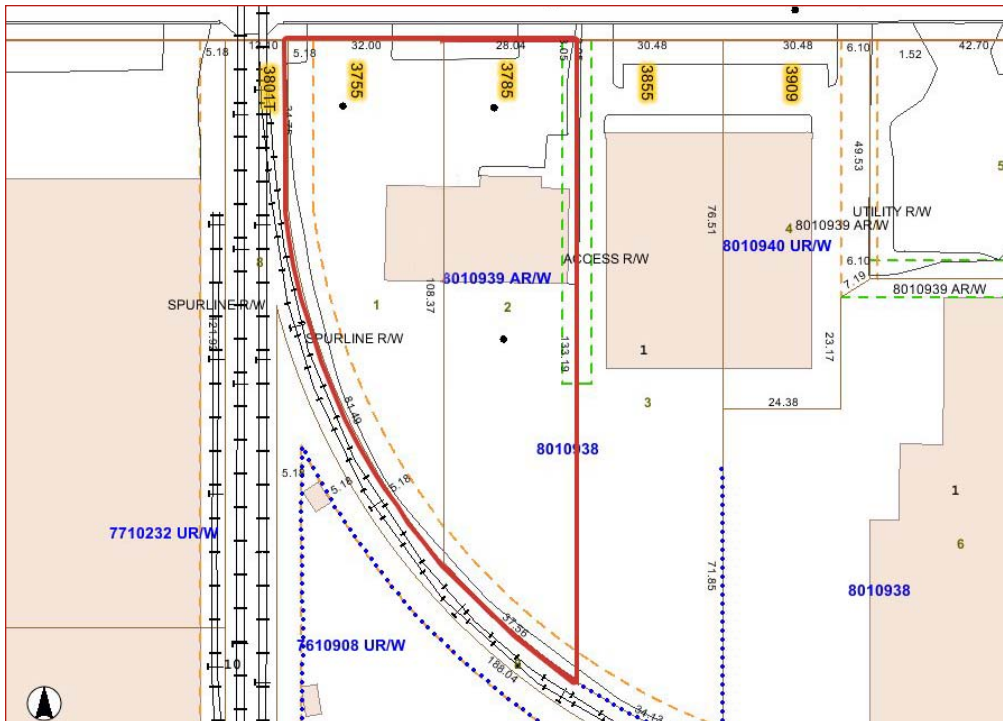
# Aerial View & City Site Map



## Contact Us

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