

# FOR LEASE

CDNGLOBAL<sup>®</sup>



## 3815 56 Avenue SE

20,220 SF Fabrication Shop on 2 Acres in Calgary, AB

# PROPERTY OVERVIEW

<b>ADDRESS</b>	3815 56 Avenue SE
<b>SITE SIZE</b>	2.0 Acres
<b>OFFICE SIZE</b>	3,600 SF approx.
<b>SHOP SIZE</b>	16,540 SF approx.
<b>TOTAL AREA</b>	<b>20,140 SF approx.</b>
<b>CRANES</b>	3 x 5-ton interior cranes 2 x 10-ton interior/exterior cranes 2 x 5-ton exterior cranes
<b>MUA</b>	Yes
<b>DRAIN</b>	Yes
<b>POWER</b>	800 Amps (TBV)
<b>HEIGHT</b>	Low Shop 18' (5-ton hooks 12') High Shop 31'2" (10-ton hooks 25') Paint Shop 30' (5-ton hook 23'8")
<b>LOADING</b>	Main: 18' x 26', 20'W x 24', 24'W x 18' Paint Shop: 20' x 20' and 26' x 26'
<b>BASIC RENT</b>	\$14.50
<b>OP COSTS</b>	\$4.65 (EST. 2023)



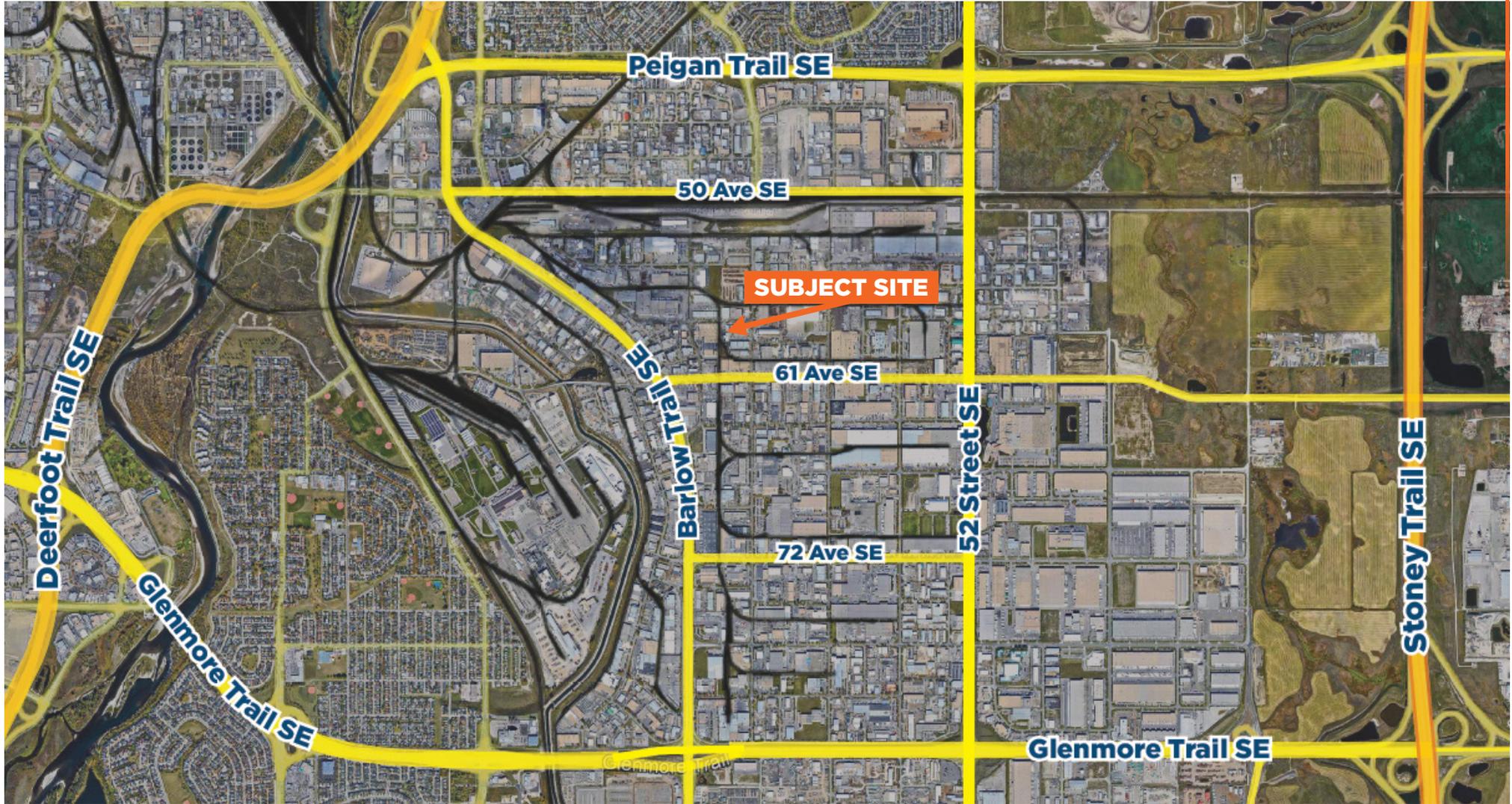
## HIGHLIGHTS

- Rare, stand-alone site in the Foothills Industrial Park
- Quick access to Barlow Trail
- Welding plugs throughout
- Rare exterior cranes covering much of the site
- LED lights throughout interior space





# LOCATION



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