



**For Lease | Calgary, AB**

# 5125 Hubalta Road SE

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# Property Overview

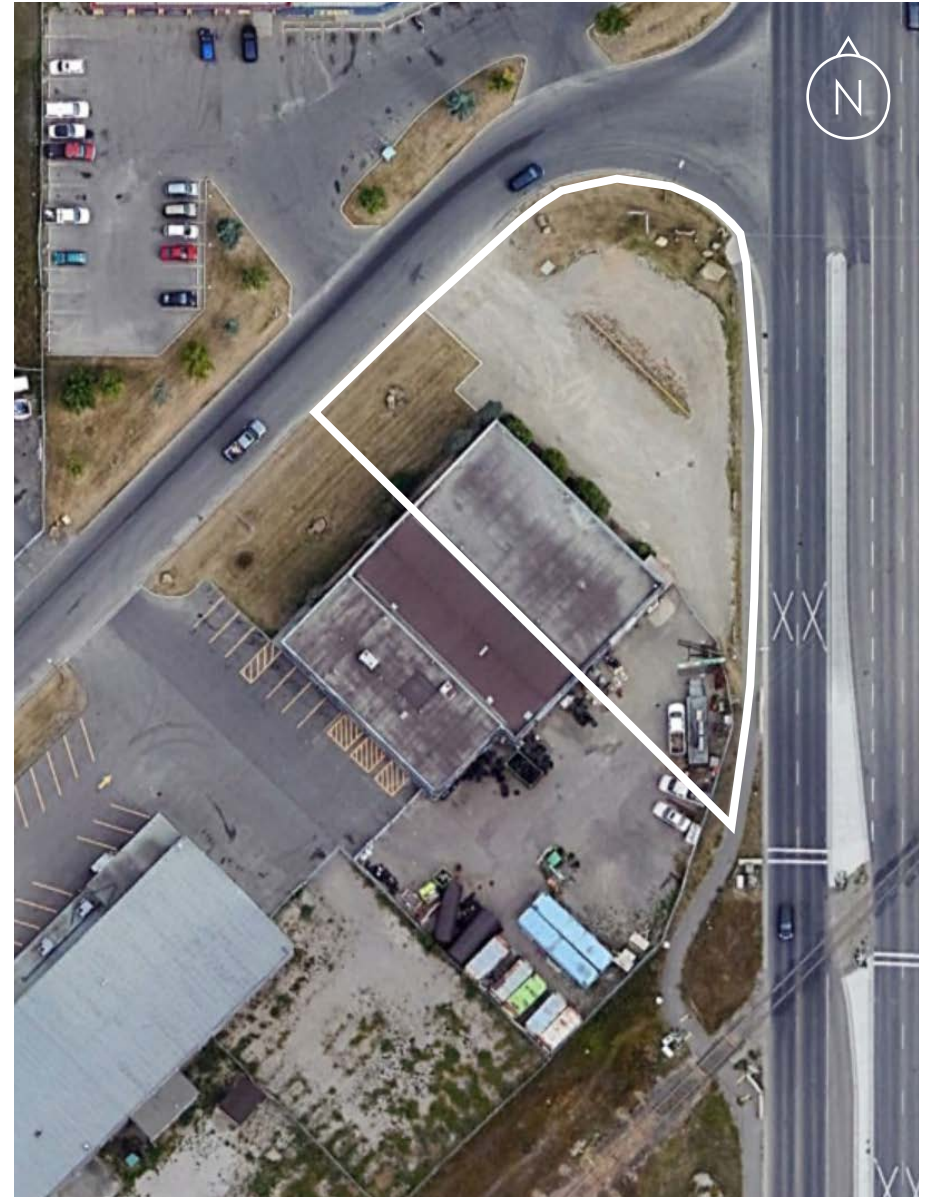
## Specifications

<b>District</b>	Hubalta
<b>Zoning</b>	(D-C) Direct Control
<b>Office Area</b>	624 SF
<b>Warehouse Area</b>	4,176 SF
<b>Total Leaseable Area</b>	4,800 SF
<b>Bonus Mezzanine</b>	624 SF
<b>Ceiling Height</b>	16' Clear
<b>Loading</b>	1- (13' x 15') drive-in door
<b>Power</b>	400 Amps, 600 Volt (TBV)
<b>Op. Costs (2021)</b>	\$7.01 PSF
<b>Lease Rate</b>	\$8.50 PSF
<b>Availability</b>	Immediately

## Comments

- Ample parking
- Sump within the warehouse
- Heavy power
- Exposure to ±27,000 vehicles per day along 52<sup>nd</sup> Street SE
- Convenient access to major transportation routes

## Aerial











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