

FOR SUBLEASE

 VIEW ONLINE

5500

Dufferin Boulevard SE

CALGARY | AB

±14,250 Square
Feet with up to
±3.50 Acres of Yard

Opportunity to Sublease quality shop
and service facility with large yard
and drive-through capabilities.



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BUILDING SPECIFICATIONS

District	Dufferin
Zoning	I-G, Industrial General
Year Built	2000
Parts Office	±1,000 SF
Office Area	±2,500 - ±5,000 SF
Shop Area	±9,500 SF
Total Available Area	±14,250 SF
Ceiling Height	25' Clear
Loading	7 Drive-In Doors (16'H x 14'W) (3 Drive-Through Capable)
Power	225 Amp, 120 Volt, 3 Phase
Sprinklers	Yes
Asking Sublease Rate	Market
Realty Taxes	\$6.22 PSF (Est. 2020)
Term Expiry	February 3 rd , 2025
Available	Immediately

FEATURES

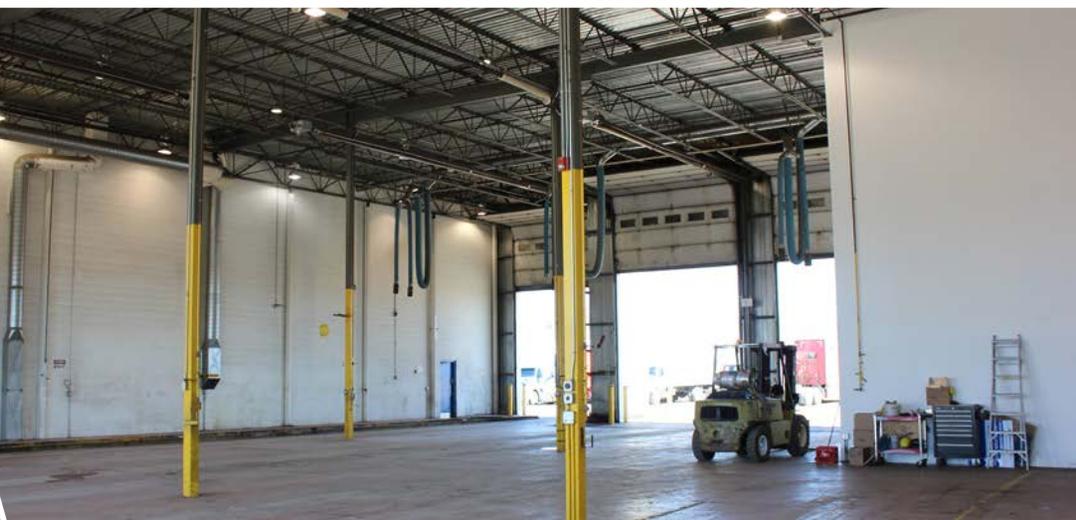
- Flexible office size and configuration
- 120' deep wash bay and end bay
- Radiant heat, make-up air, and exhaust in shop
- Sump and trenches
- Large site size allows for ample outdoor parking and storage
- Excellent access to Deerfoot Trail, 52nd Street SE, and the Stoney Trail Ring Road

AERIAL OF PROPERTY





CLOCKWISE FROM TOP LEFT: Shop Area // Shop Area // Wash Bay // Exterior Loading Area // Staff Kitchen Area



CLOCKWISE FROM TOP LEFT: Office Area // Exterior Loading Area // Shop Area // Shop Area



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