

FOR LEASE

 VIEW ONLINE collierscanada.com/26136

4420

50th Avenue SE

CALGARY | AB

±6,125 square
feet of office and
warehouse space

The complex has direct exposure to 50th Avenue SE, which sees over 9,000 vehicles per day and has excellent access to major city thoroughfares.



VIRTUAL
TOUR



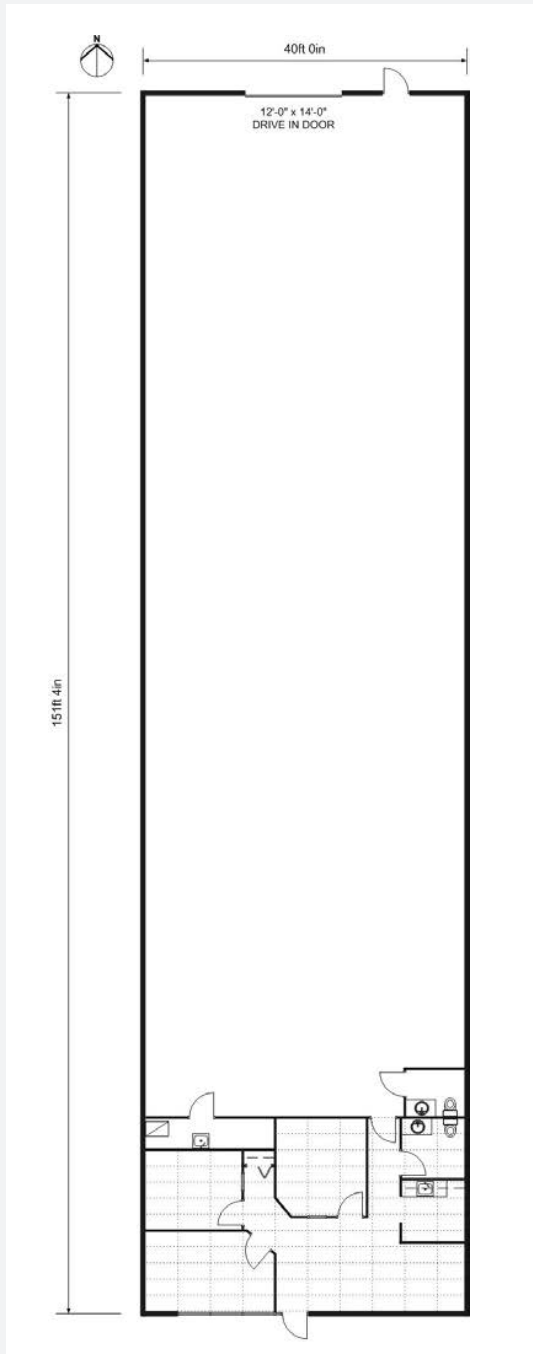
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Floor Plan



BUILDING SPECIFICATIONS

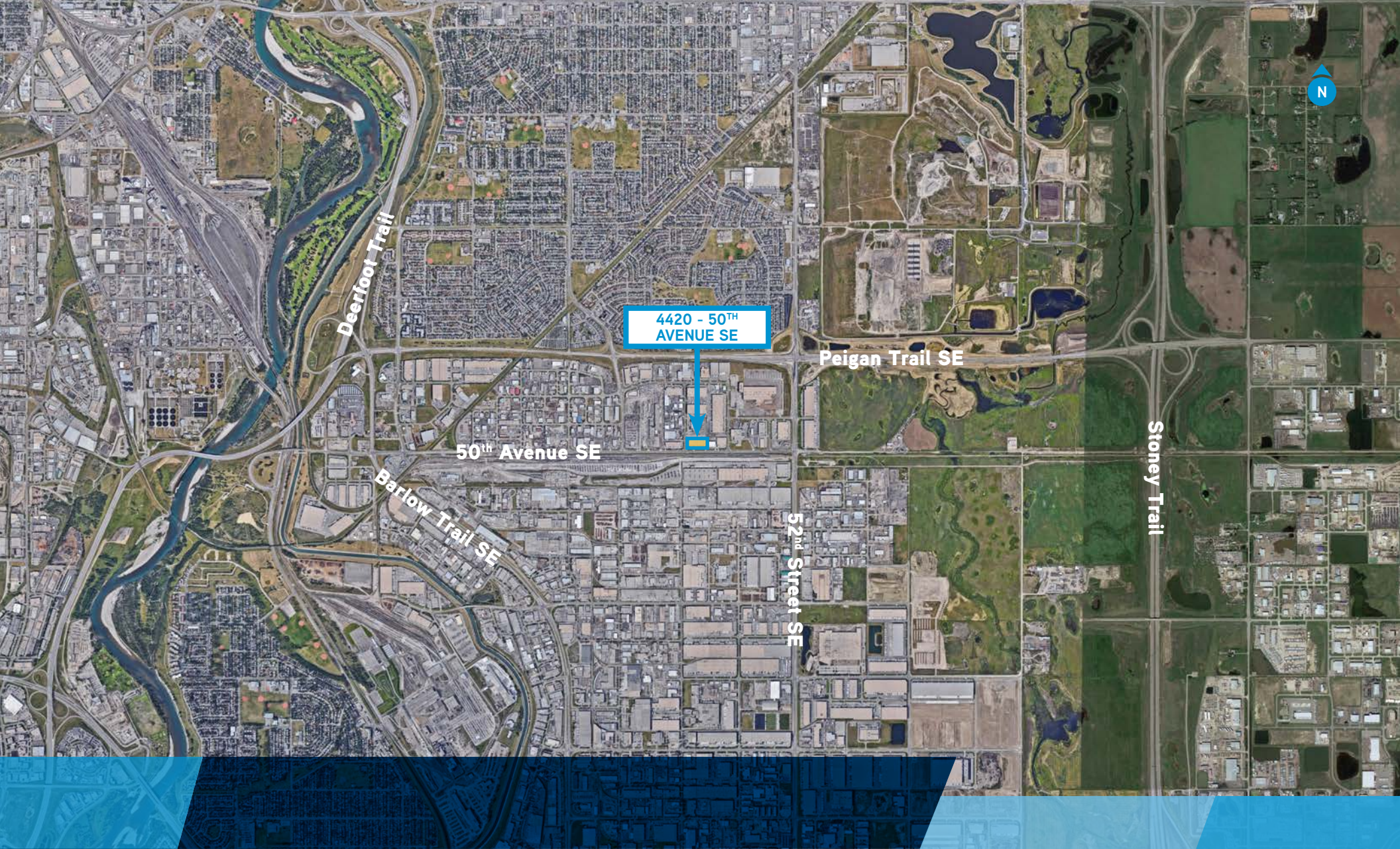
District	Eastfield
Zoning	I-G, Industrial General
Warehouse Area	±5,506 SF
Office Area	±619 SF
Total Available Area	±6,125 SF
Year Built	1999
Ceiling Height	16' Clear
Lighting	T5HO
Power	200 Amp, 120/208 Volt (TBV)
Loading	1 Drive-In Door (12'x14')
Sprinklered	Yes
Asking Lease Rate	Market
Operating Costs	\$4.66 PSF (est. 2019, excludes electric and natural gas utilities)
Available	Immediately

FEATURES

- Make-up air unit (8,000 CFM - TBV)
- Bright and open office area with multiple private offices, male and female washrooms, and kitchen area
- Double row parking at the front of the building and single row parking in the rear
- Large truck marshalling area
- High-speed fibre
- Radiant and forced air heating in the warehouse area
- High quality pre-cast concrete construction
- Quick access to major city thoroughfares, such as Peigan Trail SE, Barlow Trail SE, Glenmore Trail, 52nd Street SE, and the Stoney Trail Ring Road



CLOCKWISE FROM TOP LEFT: Aerial of Property // Exterior Loading Area // Private Office // Warehouse Area // Warehouse Area



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