



For Sale or Lease

PROPERTY HIGHLIGHTS

- High dock door ratio property; 20 truck - level dock doors, 6 rail doors
- Energized passenger vehicle parking stalls
- Main floor shipping/receiving area, lunchroom, washrooms and second floor office area recently refurbished
- Boulevard signage available
- Easy access to Barlow Trail and 52 Street SE
- Rail serviced building

4545 - 54 Avenue SE

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PROPERTY DETAILS

Address: 4545 - 54 Avenue SE, Unit 1

District: Foothills Industrial District

Zoning: I-G (Industrial General)

Available Area: Main floor office/lunchroom: 1,188 s.f.
Main warehouse: 54,021 s.f.
Second floor office: 5,511 s.f.
Total rentable area: 60,720 s.f.
Bonus concrete mezz storage: 4,044 s.f.
Total usable area: 64,764 s.f.

Adjacent Premises (Leased*): 28,949 s.f.

Total Area: 93,713 s.f.

*Please contact listing agent for lease details

Ceiling Height: 23' clear

Heating: Gas fired unit heaters in warehouse

Loading Doors: 13 (8'x8') dock doors
7 (8'x10') dock doors
6 (10'x10') rail doors

Lighting: Recently upgraded to LED

Power: 500 amps @ 120/208 volt

Sprinklers: ESFR

Available: Immediately

Op. Costs (2020): \$2.23 per s.f.

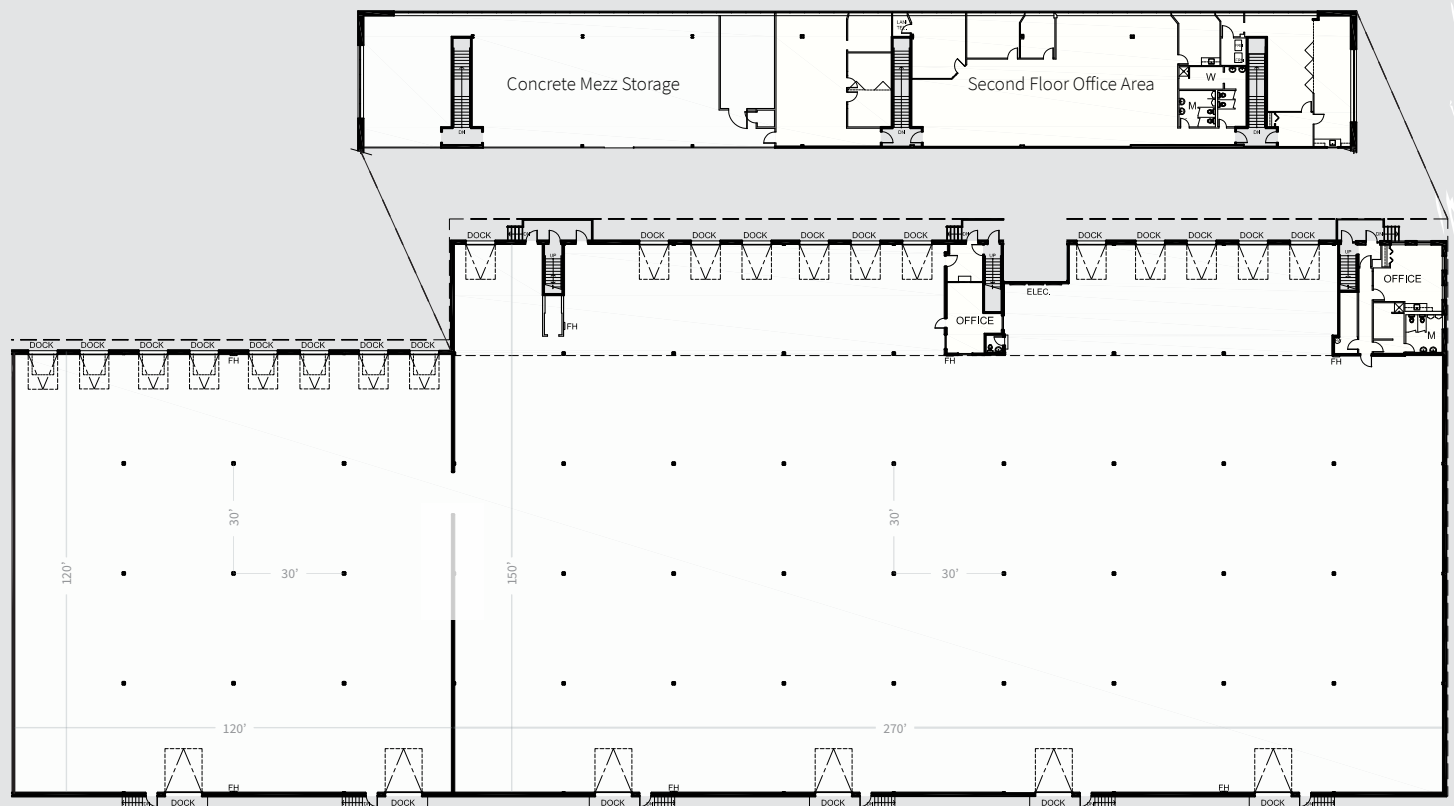
Taxes: \$1.77 per s.f.

Total: \$4.00 per s.f.

Lease Rate: \$6.00 per s.f.

Sale Price: \$8,250,000

FLOOR PLAN AVAILABLE PREMISES



PROPERTY **PHOTOS**



AERIAL **MAP**

