



5423 61 Avenue Calgary Alberta

\$15

12,353 sq. ft. including mezzanine Available Highlights: -- Excellent location just off 52 Street SE, proximity and direct access to Stoney Trail on 61 Ave and Deerfoot via Glenmore Trail.- Newer state of the art pre-cast concrete construction, developed main floor office, 1,442 sq. ft. open concrete mezzanine with separate entrance, balance is open warehouse.- Key features include, 10 stall double row parking, 26' ceiling height, heavy floor load, LED Lighting, skylights, ceiling fans, ESFR fire protection, 2 electric dock loading doors with levelers, and electric drive in door with sump.- Drive around yard with generous depth and loading. Rare find, state of the Art Industrial Condominium development , fully developed main floor office includes large reception, ample open office concept area , private office, boardroom, kitchen, washroom, balance of space open warehouse. Excellent location providing direct access to all major traffic corridors. Tenant occupied ample notice required, during normal business hours. (id:6769)

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