

50,594 SF FOR SUBLEASE

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RATE REDUCED

6771 - 84 STREET SE
CALGARY, AB

FREESTANDING INDUSTRIAL FACILITY ON 3.78 ACRES



PROPERTY HIGHLIGHTS

District:	84 th Street Corridor
Site Size:	± 3.78 acres
Available Size:	± 50,594 sf
Main Floor Office:	± 4,000 sf (administration) ± 3,524 sf (lunch & change rooms)
Second Floor Office:	± 4,500 sf (administration)
Shop:	± 38,570 sf
Loading:	3 (16' x 16') drive-through bays 9 (16' x 16') drive-in doors 2 (14' x 16') drive-in doors 1 (12' x 14') drive-in door
Power:	2 x 200A, 600V, upgradable to 400A
Cranes:	Crane infrastructure: 10-ton bridges with 10-ton and 5-ton hoists throughout
Make-up Air:	25,600 CFM (south bay) 6,625 CFM (middle bay) 6,566 CFM (north bay)
Ceiling Height:	28'4" at joist
Lighting:	T5/LED
Heating:	In-floor heating Shop: Radiant tube Offices: HVAC RTU system
Zoning:	I-G (Industrial General)

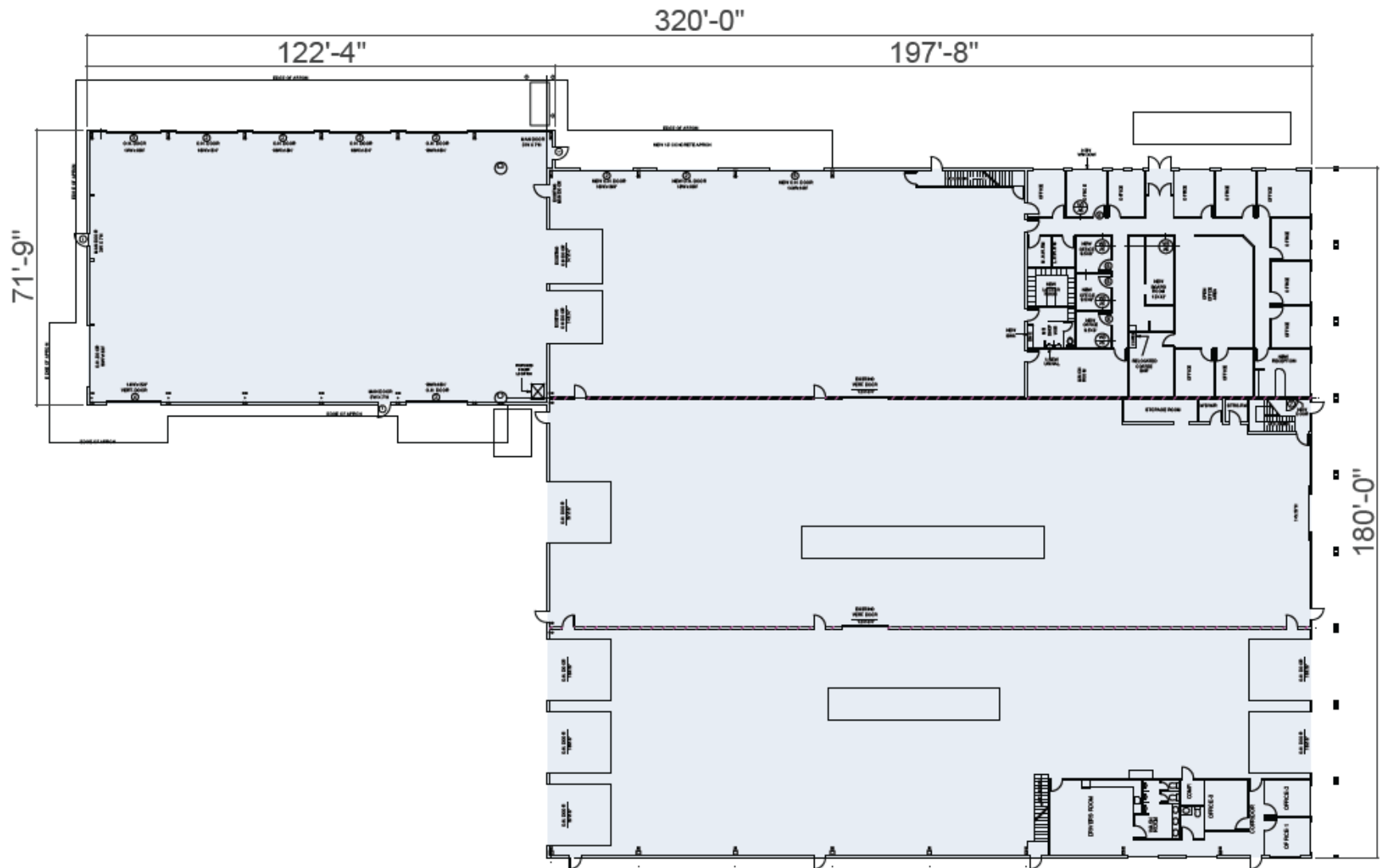
SUBLEASE PARTICULARS

Sublease Rate	NOW \$12.00 psf
Operating Costs (2024):	\$2.55 psf
Availability:	Immediate
Sublease Expiry:	August 30, 2027

HIGHLIGHTS

- Rare, freestanding industrial facility with overhead cranes, make-up air, heavy power, large doors and excess yard
- Fully fenced and secured, heavily compacted, gravel yard; Portion of the yard is asphalt
- Graveled parking lot with 55 stalls and graveled rear yard
- Air lines throughout
- In-floor heating system
- Clean and functional offices
- Sumps and trench drains
- Portion of the shop offers 200' drive-through service bays

FLOOR PLAN

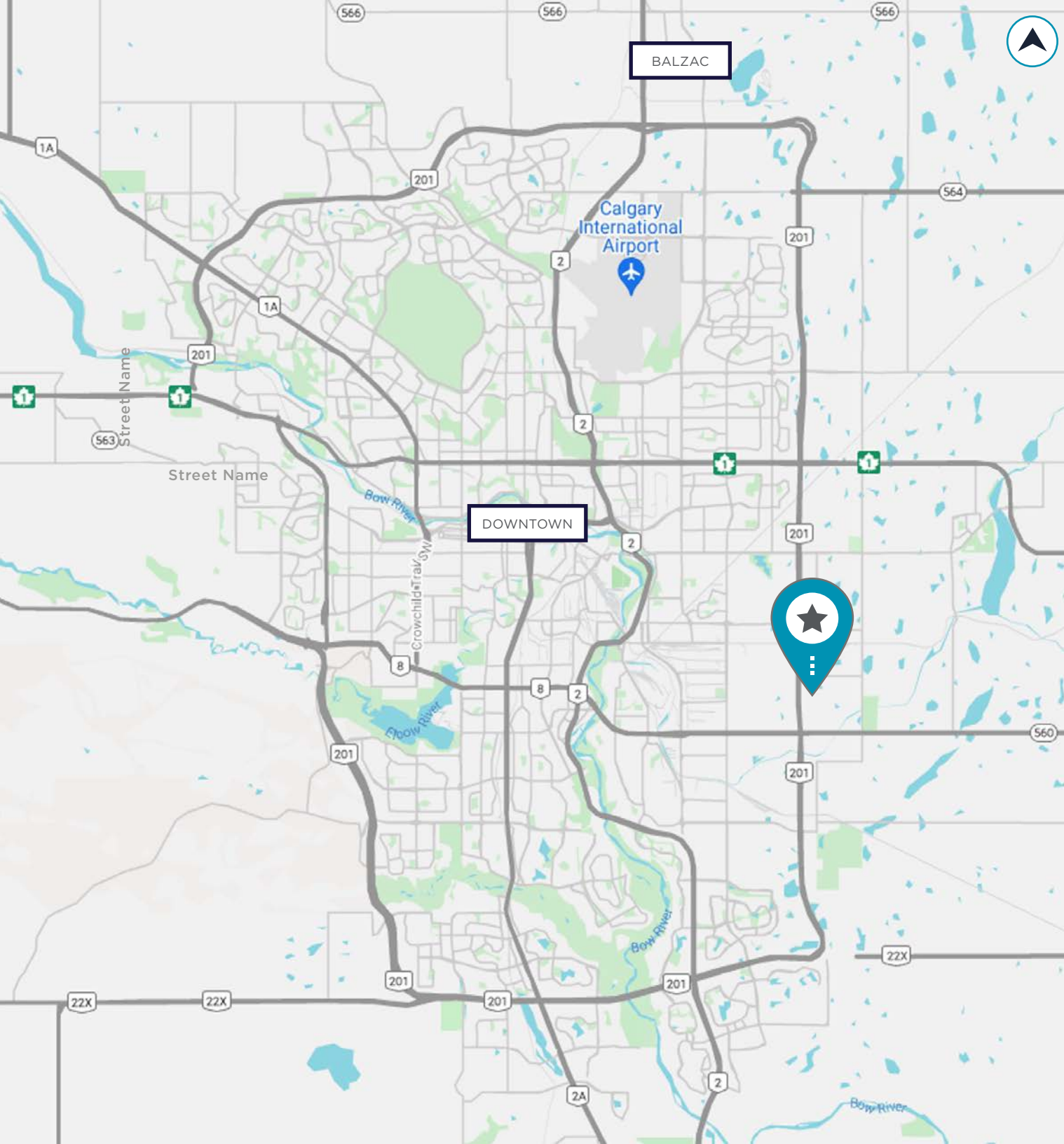




INTERIOR PHOTOS



AERIALS



20 MINS

TO DOWNTOWN

20 MINS

TO AIRPORT

25 MINS

TO BALZAC

5 MINS

TO STONEY TRAIL

10 MINS

TO DEERFOOT TRAIL

5 MINS

TO GLENMORE TRAIL



CONTACT INFORMATION



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