

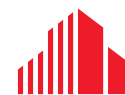


FOR LEASE | 5,823 SF OFFICE/WAREHOUSE

BAYS 6 & 10

5025 - 51 STREET SE

CALGARY, AB



**CUSHMAN &
WAKEFIELD**

5025 - 51 STREET SE, BAYS 6 & 10

CALGARY, AB

Property Details

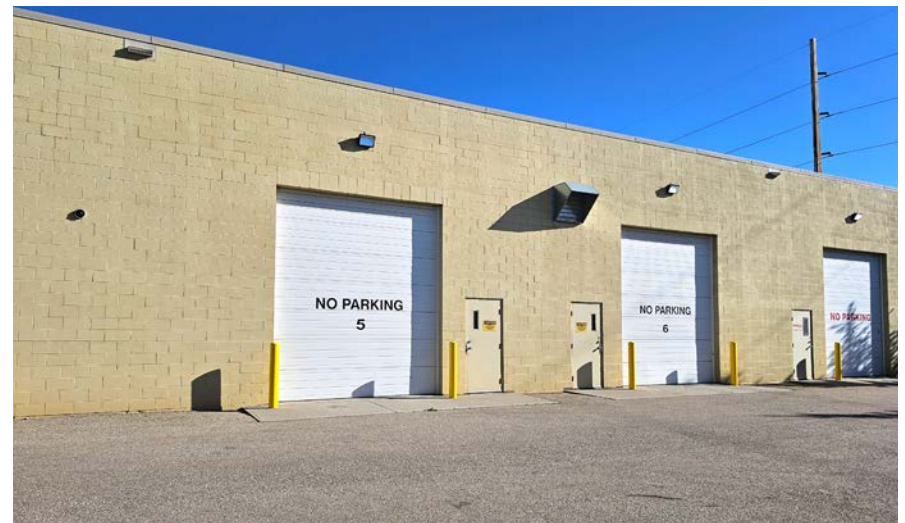
District:	Eastfield
Zoning:	I-G (Industrial General)
Ceiling Height:	17' clear
Power:	400A, 120/208V with 600V transformers (TBV)
Lighting:	LED
MUA:	4 ton (TBV)
Sumps:	2
Sprinklers:	Yes

Lease Particulars

Available Area:	± 5,823 sf
Office Area:	± 1,800 sf
Warehouse Area:	± 4,023 sf
Loading:	2 (12' x 14') drive-in doors
Asking Rate:	\$13.00 psf
Op. Costs:	\$6.45 psf (2026 est.)
Property Tax:	\$5.00 psf (2026 est.)
Available:	Immediately

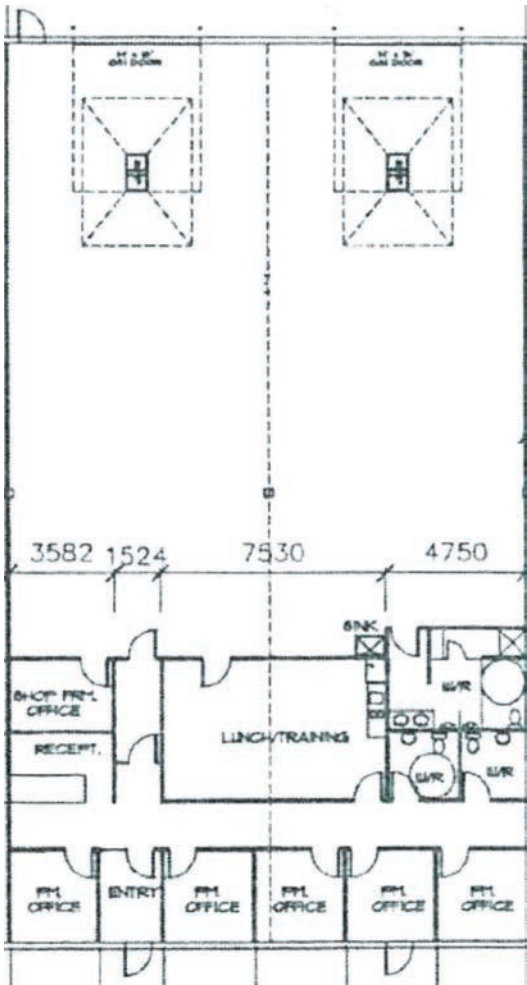
Comments

- Can be leased with adjacent 2,941 sf bay for a total of 8,764 sf
- High exposure location
- Loading depths of approximately 60 feet
- High quality office build-out
- Retail amenities nearby
- Double row parking in front of building

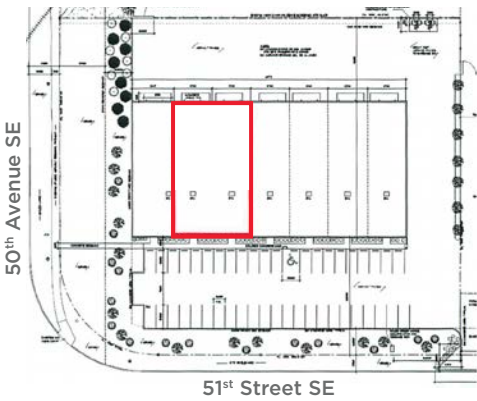


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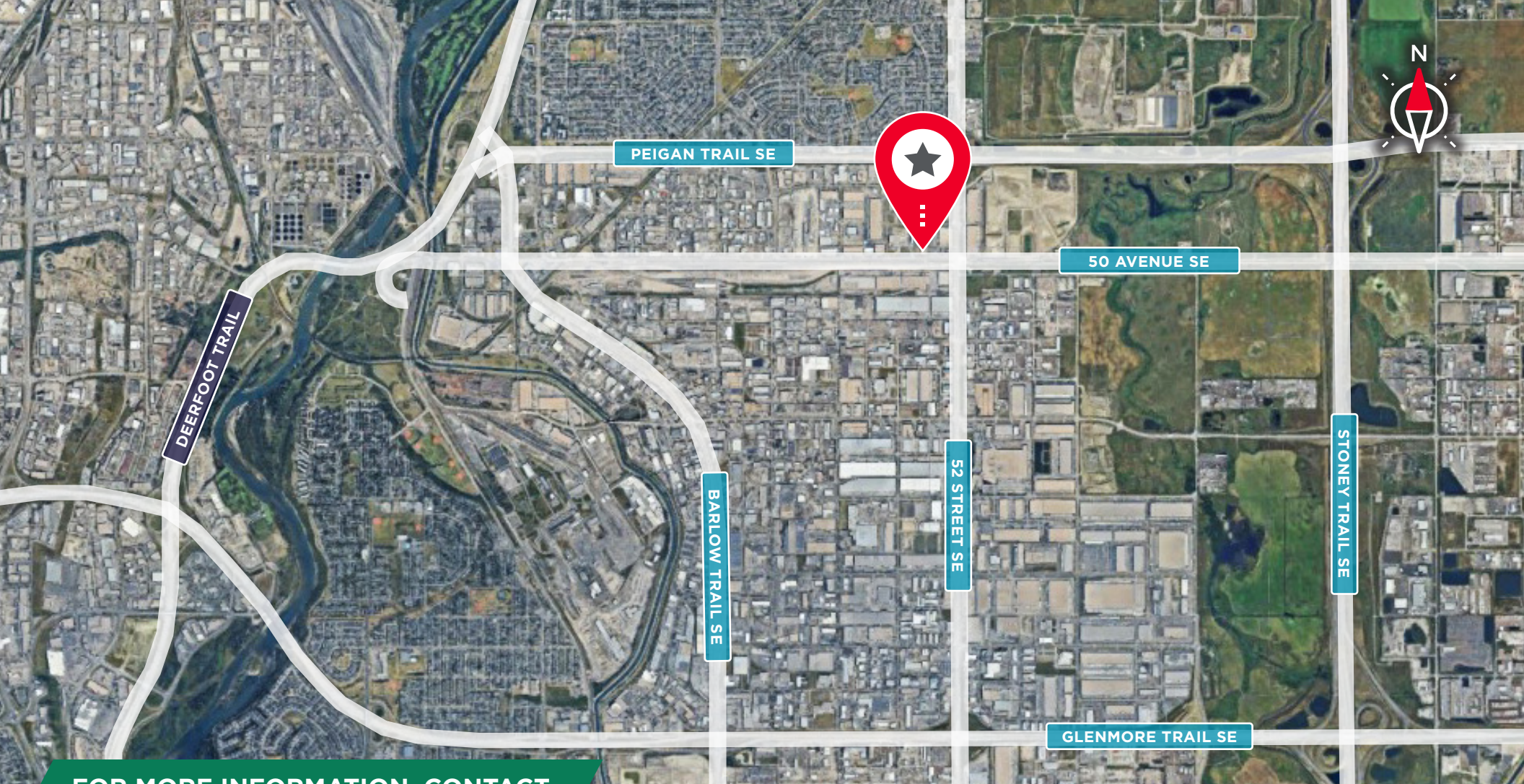
Floor Plan



Site Plan



*Not to scale, not exactly as shown.



FOR MORE INFORMATION, CONTACT

SEAN FERGUSON
Associate Vice President
Industrial Sales & Leasing
+1 403 615 1893
sean.ferguson@cushwake.com

ALAN FARLEY
Associate Vice President
Industrial Sales & Leasing
+1 403 797 5024
alan.farley@cushwake.com

Cushman & Wakefield ULC
Bow Valley Square IV
250 - 6th Ave SW, Suite 2400
Calgary, AB T2P 3H7
cushmanwakefield.com

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