



**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

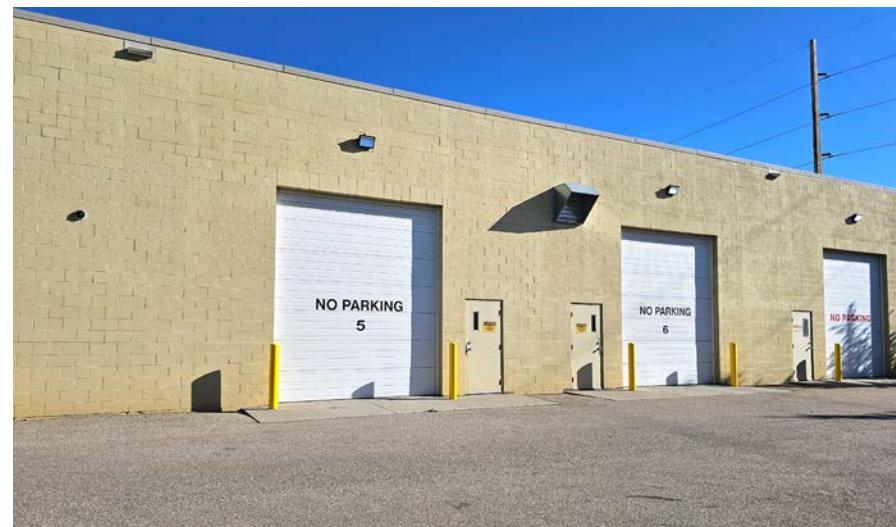
<b>District:</b>	Eastfield
<b>Zoning:</b>	I-G (Industrial General)
<b>Ceiling Height:</b>	17' clear
<b>Power:</b>	400A, 120/208V with 600V transformers (TBV)
<b>Lighting:</b>	LED
<b>MUA:</b>	4 ton (TBV)
<b>Sumps:</b>	2
<b>Sprinklers:</b>	Yes

### Lease Particulars

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

### Comments

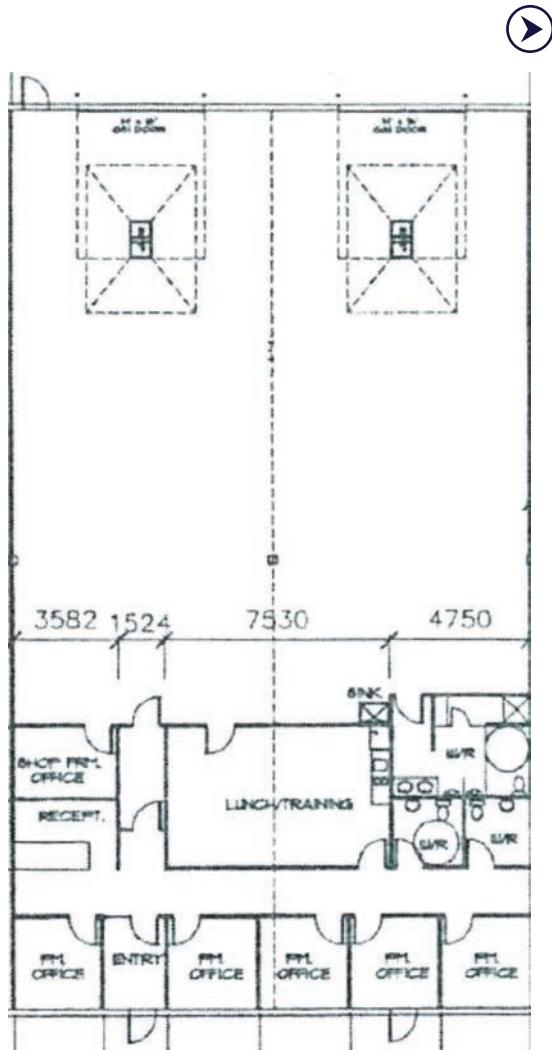
- Can be leased with adjacent 2,941 sf bay for a total of 8,764 sf
- High exposure location
- Loading depths of approximately 60 feet
- High quality office build-out
- Retail amenities nearby
- Double row parking in front of building



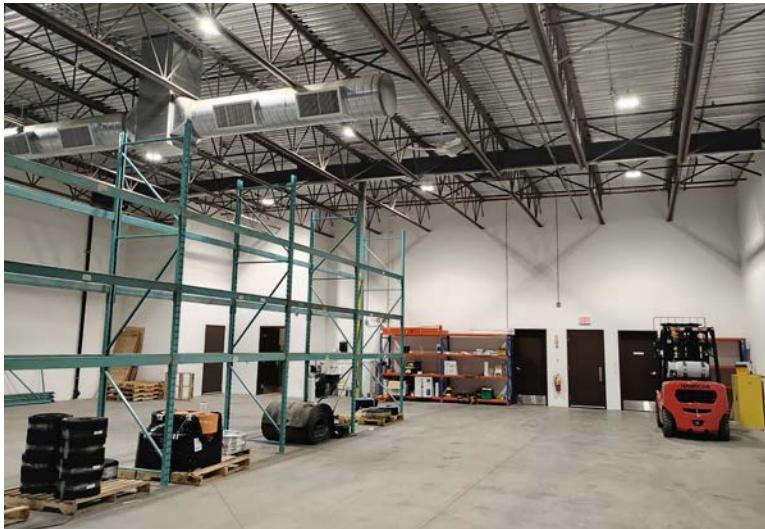
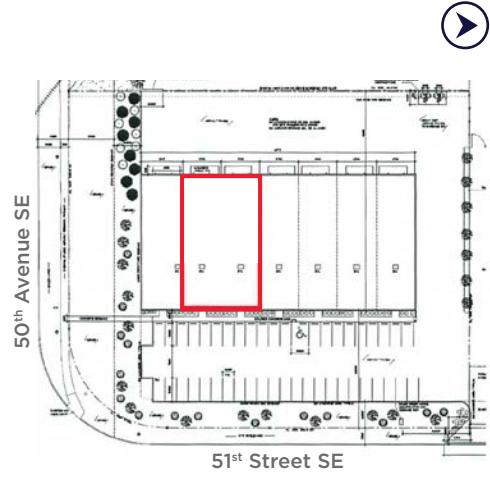
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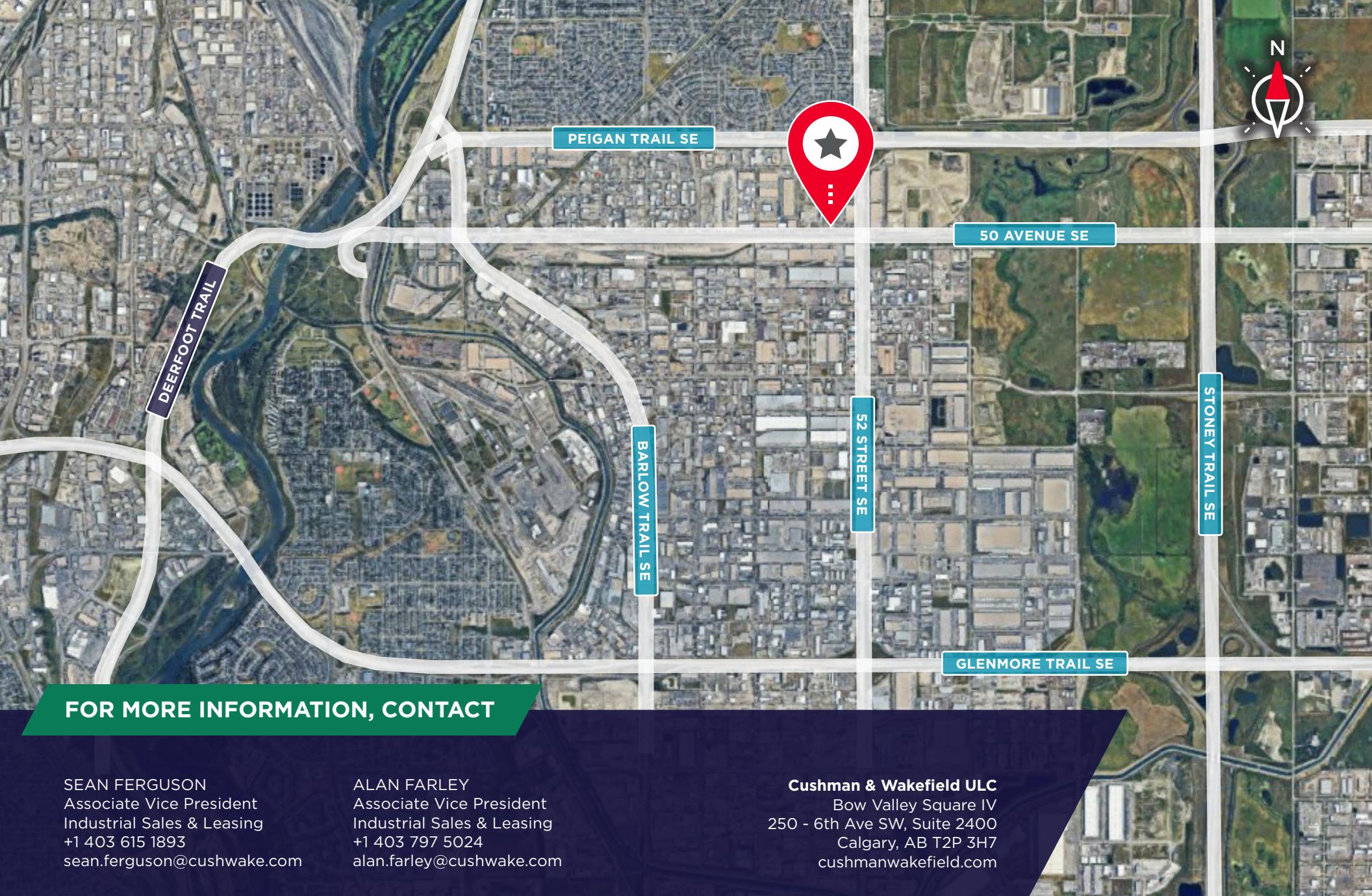
## CALGARY, AB

### Floor Plan



### Site Plan





## FOR MORE INFORMATION, CONTACT

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