


**INVESTMENT OPPORTUNITY | 37,645 SF ON 2.37 ACRES**

## FULLY LEASED, FREESTANDING INDUSTRIAL BUILDING

# 1315 - 73 AVENUE SE

CALGARY, AB

CUSHMAN & WAKEFIELD

# 1315 - 73 AVENUE SE
## CALGARY, AB

**CLICK HERE TO DOWNLOAD CONFIDENTIALITY AGREEMENT**

## Property Details

| | |
|---|---|
| **District:** | East Fairview |
| **Zoning:** | I-C (Industrial Commercial) |
| **Site Size:** | ± 2.37 acres |
| **Total Area:** | ± 37,645 sf |
| **Office/Showroom Area:** | ± 14,407 sf |
| **Warehouse Area:** | ± 23,238 sf |
| **Bonus Mezzanine:** | ± 2,798 sf<br>(not included in rentable area) |
| **Loading:** | **External:**<br>3 (10' x 8') dock doors<br>1 (14' x 12') drive-in door<br>**Internal:**<br>1 (10' x 10') drive-in door |
| **Ceiling Height:** | 19' (TBV) |
| **Power:** | 400A, 600V (TBV) |
| **Year Built:** | 1991, 2008 (expansion) |

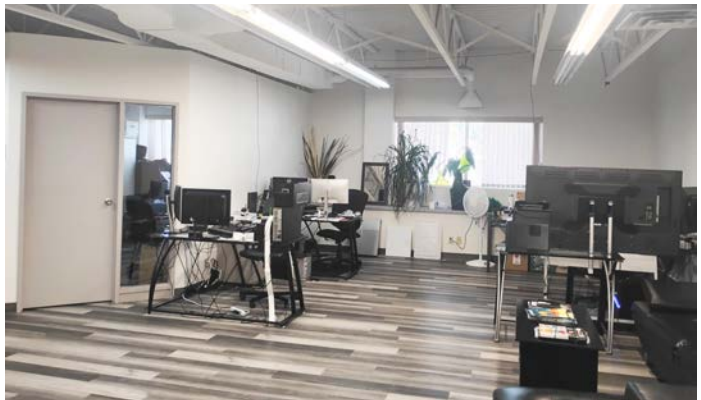
## Sale Particulars

| | |
|---|---|
| **Asking Price:** | Market |
| **Property Taxes:** | Exempt from taxation<br>2026 estimate: $140,749.06 |
| **Available:** | Leased until May 31, 2033<br>with options to renew |

## Highlights

- Fully leased, freestanding building
- Strong covenant tenant
- Exposure onto Deerfoot Trail
- Many nearby amenities at Deerfoot Meadows
- Ample on-site parking (approx. 88 stalls)
- Area is serviced by public transportation
- Good access onto major road arteries including Deerfoot Trail, Glenmore Trail and Heritage Drive
- **Access to the data room will be provided upon execution of the Confidentiality Agreement**

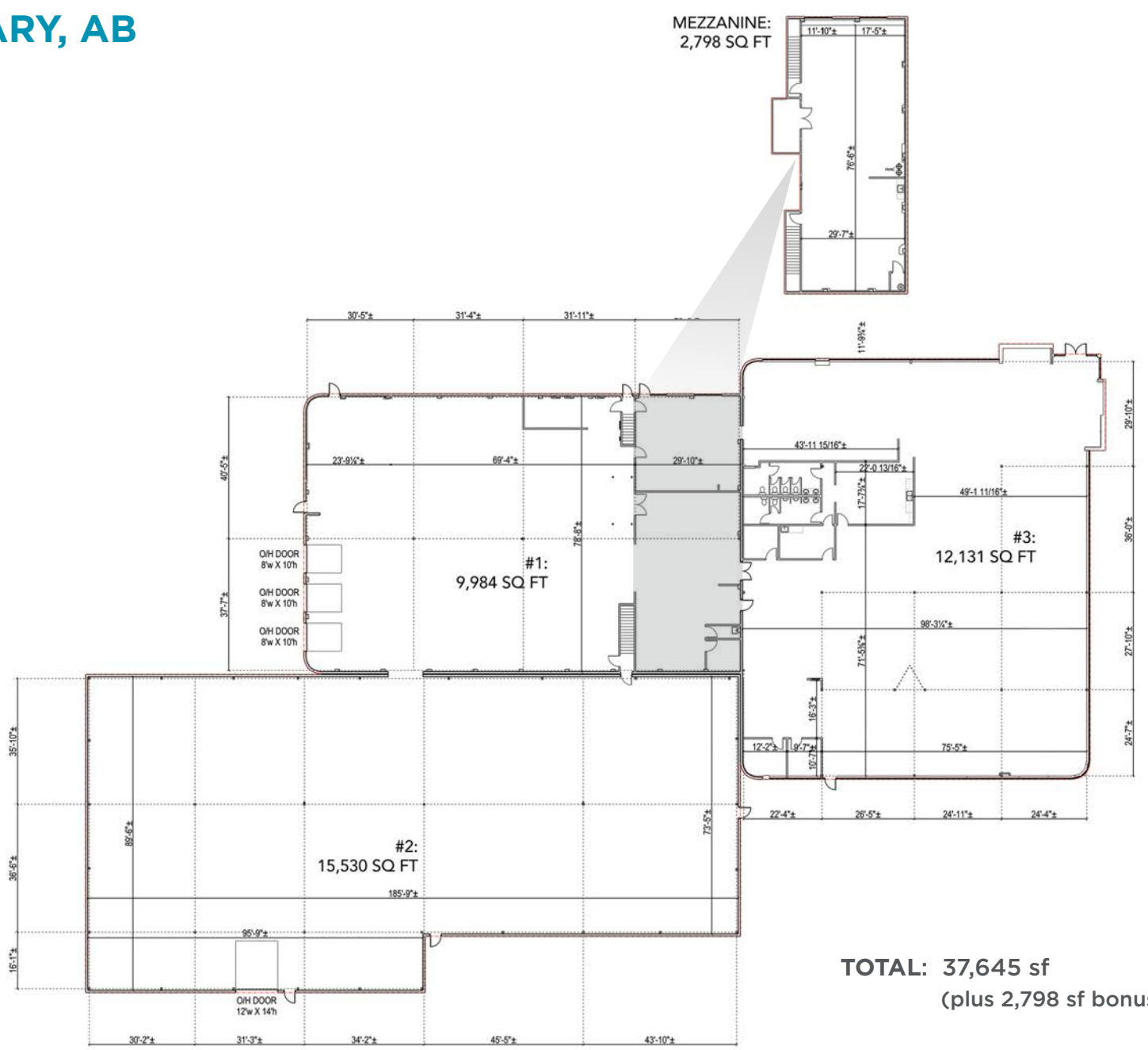




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### Floor Plan




**TOTAL:** 37,645 sf
(plus 2,798 sf bonus mezzanine)

Not to scale, not exactly as shown.

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### About The Tenant

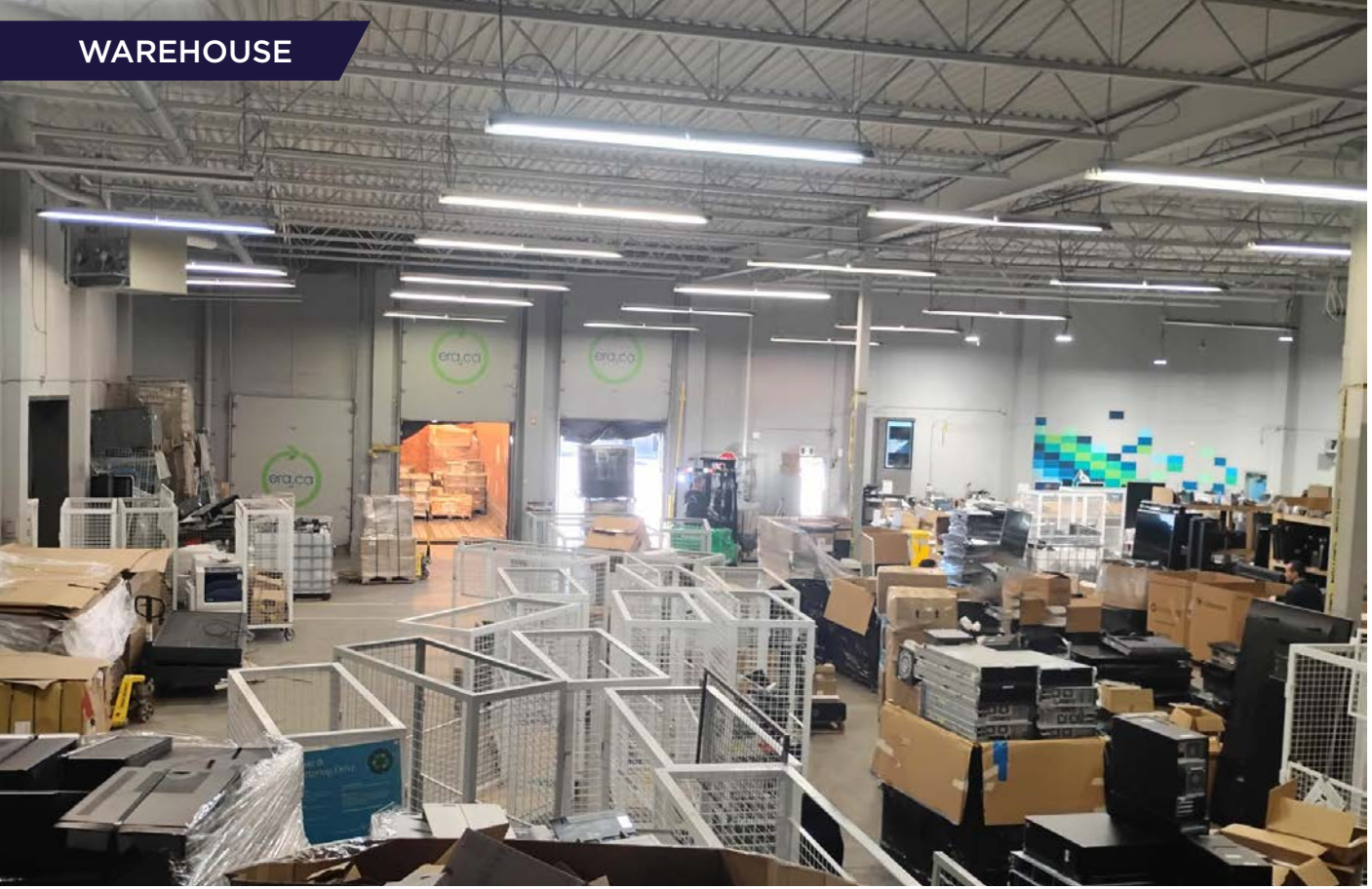
The Electronic Recycling Association (“ERA”) is a Canadian non-profit organization founded in 2004 that helps reduce electronic waste while supporting communities in need.

With depots across Canada, ERA collects donated computers, laptops, and other electronic equipment from individuals and businesses. Usable devices are securely refurbished and donated to charities, schools, non-profit organizations, and individuals who need access to technology.

ERA’s mission is to reduce e-waste through reuse, refurbishment, and responsible recycling. The organization also provides secure data destruction services to ensure donated devices are safely cleared of sensitive information before being reused or recycled. Equipment that cannot be refurbished is processed through certified recycling partners in an environmentally responsible, well-organized manner.





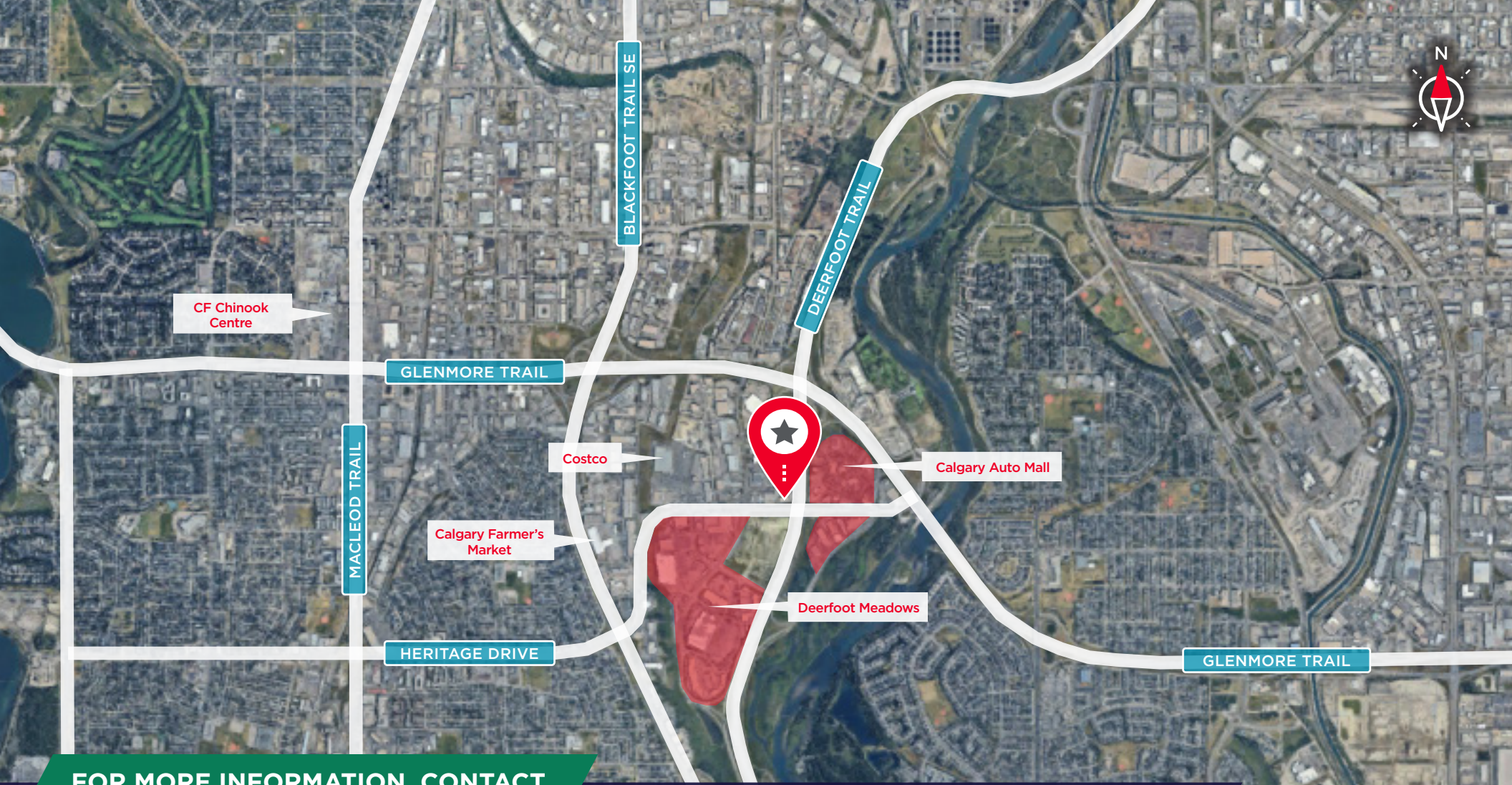

WAREHOUSE


WAREHOUSE


WAREHOUSE


LUNCH ROOM


HERITAGE DRIVE SE
DEERFOOT TRAIL




## FOR MORE INFORMATION, CONTACT

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