



## 5110 76 Avenue SE, Calgary, Alberta - \$16



Main Photo

### Property Description

Located in Calgary's highly sought-after Foothills Industrial District, 5110 76 Avenue SE is a functional 11,250 square foot industrial facility ideally suited for fabrication, manufacturing, or service-based operations. Situated on a 0.77-acre site, zoned Industrial General (I-G), the property features a 10,000 square foot clear span shop and 1,250 square feet of office space, complemented by a bonus mezzanine lunchroom—creating a well-balanced environment for both administrative and operational needs.

The shop is fully equipped with two 5-ton overhead cranes, three 16' x 16' drive-in doors, a 12,000 CFM make-up air system, and comprehensive electrical distribution throughout, delivering excellent functionality and operational efficiency.

The 50' x 200' clear span layout, combined with crane infrastructure and 24-foot clear height (18 feet under hook), makes this an ideal facility for heavy-duty industrial applications. Posted rate is the net lease rate. Operating Costs are approx. \$6.00 p.s.f. for 2025

### REALTOR Referral





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