FOR SALE AND LEASE

5019 - 90th Avenue SE, Calgary
FREESTANDING INDUSTRIAL OFFICE & SHOP

BUILDING SIZE:
- Shop: 16,081 sq.ft.
- Office: 2,702 sq.ft.
- Total: 18,783 sq.ft.

SITE SIZE:
2.20 acres (20% site coverage)

PURCHASE PRICE:
$4,375,000 ($232 per square foot)

NET RENTAL RATE:
$15.00 per sq.ft. per annum

PROPERTY TAXES:
$74,416 ($3.94 per square foot)

OPERATING COSTS:
Self-Managed

ZONING:
I-G (Industrial General)

LOADING:
Three, 18’ x 18’ drive-in doors
One, 16’ x 16’ drive-in door

YEAR BUILT:
2002

LIGHTING:
Metal Halide

ELECTRICAL:
600 Amp, 600 Volt, 3 Phase

AVAILABLE:
Immediate

COMMENTS:
- Six overhead cranes
- Two make-up air units (10,000 cfm & 14,500 cfm)
- Infloor heating
- Wash bay with 5 TON crane
- Fenced yard with 2 access points

Jon C. Mook, SIOR • jmook@barclaystreet.com • c: 403-616-5239
Emily Goodman • egoodman@barclaystreet.com • c: 403-862-4348
Adam Grisack • agrisack@barclaystreet.com • c: 587-227-1560
CRANES:
One, 25 TON
Two, 10 TON
Two, 5 TON
One, 2 TON

CLEARANCE HEIGHT:
27’4” under joist
23’6” under crane
21’9” under hook