

FOR LEASE

INDUSTRIAL SPACE

510 - 77th Avenue SE, Bay 5
Calgary, Alberta



PROPERTY INFORMATION

TOTAL AREA:	6,991 square feet
ZONING:	C-COR3
NET LEASE RATE:	\$10.00 per square foot per annum
OP. COSTS:	\$7.75 per square foot INCLUSIVE of utilities
TERM:	5 years
AVAILABLE:	Immediate
COMMENTS:	- Excellent exposure to Blackfoot Trail - High traffic volume due to Farmer's Market - Quick and easy access to Glenmore Trail

DISTRICT:	Fairview Industrial
CEILING HEIGHT:	12' - 18' clear
ELECTRICAL:	150 amp, 240 volt 120/208 volt 277/480 volt
LOADING:	2 dock doors
HEATING:	Radiant
LIGHTING:	Metal halide
BAY DIMENSIONS:	38' X 180'

LOCAL
EXPERTISE
MATTERS

FOR MORE INFORMATION OR TO VIEW, PLEASE CONTACT:
Casey Stuart • cstuart@barclaystreet.com • c: 403-828-8669
Jay Balkwill • jbalkwill@barclaystreet.com • c: 403-830-7357
Jon C. Mook • jmook@barclaystreet.com • c: 403-616-5239

117, 4950 106 Avenue SE, Calgary, Alberta T2C 5E9



PROPERTY PHOTOS



