

FOR LEASE

130, 5423-61 Avenue SE
IRONSIDE BUSINESS CENTRE



12,353 SQ FT AVAILABLE

Highlights...

- ✓ Great location just off 52 Street SE, proximity to Stoney Trail and Deerfoot via Glenmore and Barlow
- ✓ New Construction with 1,442 sq ft of developed office and Mezzanine with separate entrance
- ✓ 26' ceiling height, skylights, ceiling fans, led lighting and ESFR fire protection in warehouse
- ✓ Excellent drive around loading access and marshalling area
- ✓ 2 dock doors with levelers and a 14' x 16' drive in door with sump

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Retail, Industrial, Investment Sales & Leasing

FOR LEASE

IRONSIDE BUSINESS CENTRE

ADDRESS:	130, 5423—61 Ave SE , Calgary, AB T2C 5N7
ZONING:	I-G Industrial General (IP2007)
YEAR BUILT:	2019
SIZE::	10, 911 main floor plus 1,442 sq ft open mezzanine 12,353 sq ft in total
OFFICE COMPONENT:	1,442 sq ft main floor
DESCRIPTION:	1 Unit available for Lease within this State of the Art Industrial Condominium development , offering 10 parking stalls, 1,442 sq ft of finished air conditioned office space, 26" clear ceiling height, skylights and ceiling fans in warehouse, open mezzanine with separate entrance. Interior includes large reception area, private office, Boardroom, kitchen and washroom, balance of space open warehouse. Excellent location just of 52 street in proximity to Glenmore, Peigan , Deerfoot and Stoney Trails.
LOADING:	2- 8'X10' dock doors with levelers, 1- 14 'x 16' drive in door
SUMP:	Yes, inside drive in door
CEILING HEIGHT:	Office 9 ' , Warehouse 26'
ELECTRICAL:	200 Amp, 347/600 Volt/3 phase
NET RENT:	Starting at \$10.00 per sq ft per annum
PROPERTY TAXES:	(2020) \$48,667.96 / \$3.94 sq ft
OPERATING COSTS:	(2020)Estimated \$1.91 per sq ft per annum
UTILITIES:	Extra, payable by Tenant
MECHANICAL:	HVAC, gas fired suspended unit in warehouse, washroom
COMMENTS:	Rare find, new construction, well appointed office component, 2 docks and drive in loading, ESFR fire protection, 26 foot ceilings, LED lighting and ceiling fans, open mezzanine with separate entrance, excellent location offering drive around rear yard loading and 10 stalls provided in front double row Parking area . Available for quick occupancy .

NOTE: the information contained herein is compiled from sources deemed to be reliable, but is not warranted to be so. This information is subject to verification by the Tenant and does not form part of any future agreement. This property may be withdrawn from the market at anytime without further notice.

FOR LEASE



F O R L E A S E



FOR LEASE



OFFICE AREA
1460.8 ft²
(135.7 m²)

50'-0"

24'-0"

24'-0"

44'-0"

34'-0"

34'-0"

34'-0"

42'-0"

WAREHOUSE AREA = 9,412 ft².
(874.4 m²)

TRAVEL DISTANCE 147'-0"
MAX. 45.0m [147']

TRAVEL DISTANCE 142'-0"
MAX. 45.0m [147']

8'x8' SKYLIGHTS
ABOVE CENTERED
BETWEEN ROOF
FRAMING JOISTS

POSSIBLE FUTURE UNIT SEPARATION

POSSIBLE FUTURE UNIT SEPARATION

1 UNIT PLAN
SCALE 3/32" = 1'-0"