

FOR SUBLEASE



5783 - 80th Avenue SE | Calgary, AB
12,218 square feet on 2.58 acres



**Large Fenced
& Secured Yard**



**Truck Paint
Booth Included**



**Located in Great Plains
Industrial Park with Quick
Access to Glenmore Trail**

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PROPERTY DETAILS

AVAILABLE AREA:

Main floor office:	2,177 sq. ft.
Shop:	10,041 sq. ft.
Total:	12,218 sq. ft.

Optional Second floor office: 1,349 sq. ft.

SITE SIZE:

2.58 acres

NET SUBLEASE RATE:

\$32.50 per sq. ft. per annum

OPERATING COSTS:

\$8.92 per sq. ft. per annum

AVAILABLE:

30 - 60 days

TERM:

3 - 5 years

CEILING HEIGHT:

24' clear

MUA UNITS:

1 - two-stage, 10,000 CFM

1 - 5,000 CFM

Gas detection system in place
for vehicle servicing

LOADING:

3 - 20' X 18' drive-in doors

2 - 16' X 18' drive-in doors

1 - 23' X 20' drive-in door

POWER

1,200 Amp, 600 Volt, 3 phase service

COMMENTS:

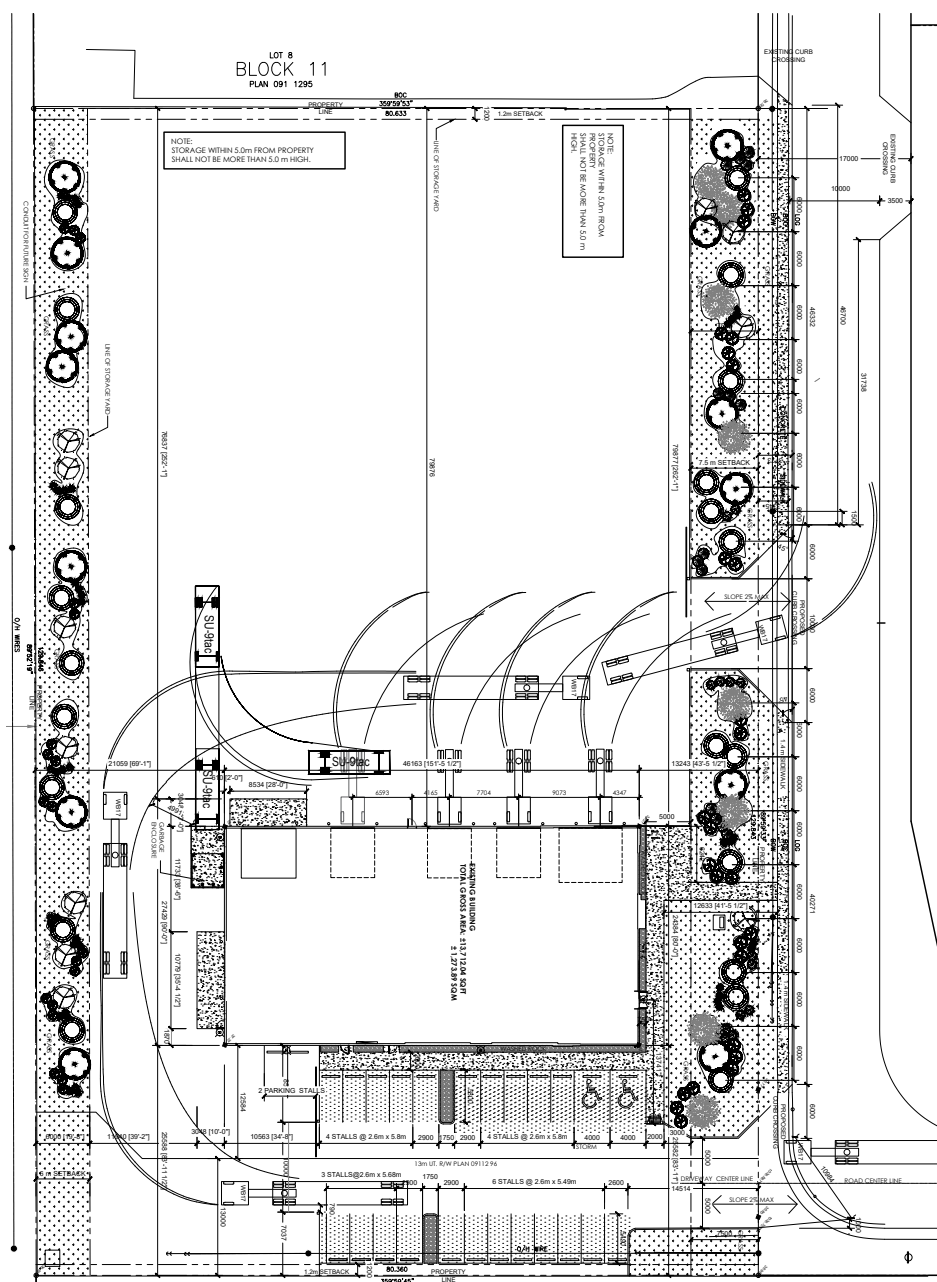
- » 1 Sump
- » Recycled asphalt yard, fully fenced
- » 2 Access points



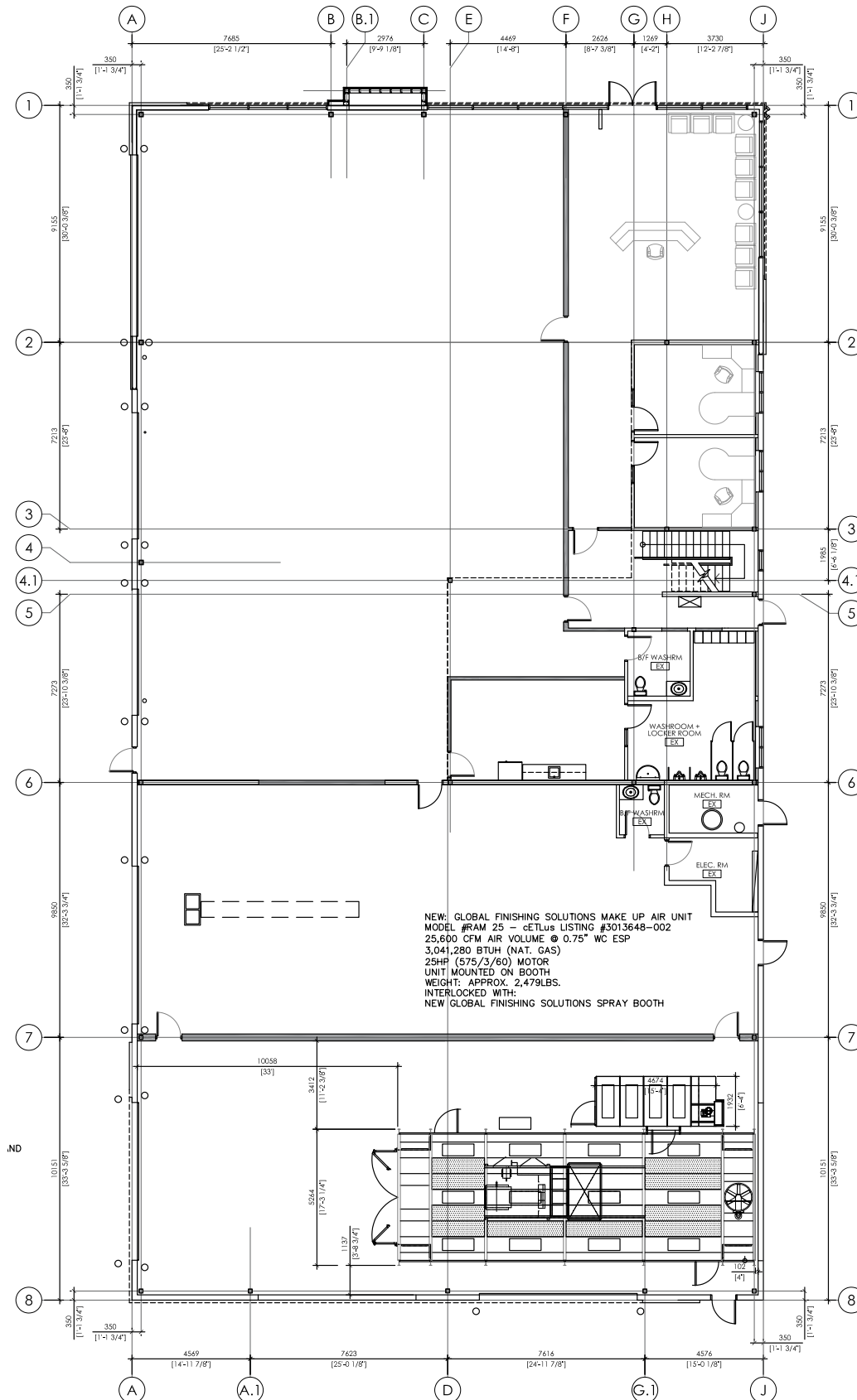
PAINT BOOTH SPECS:

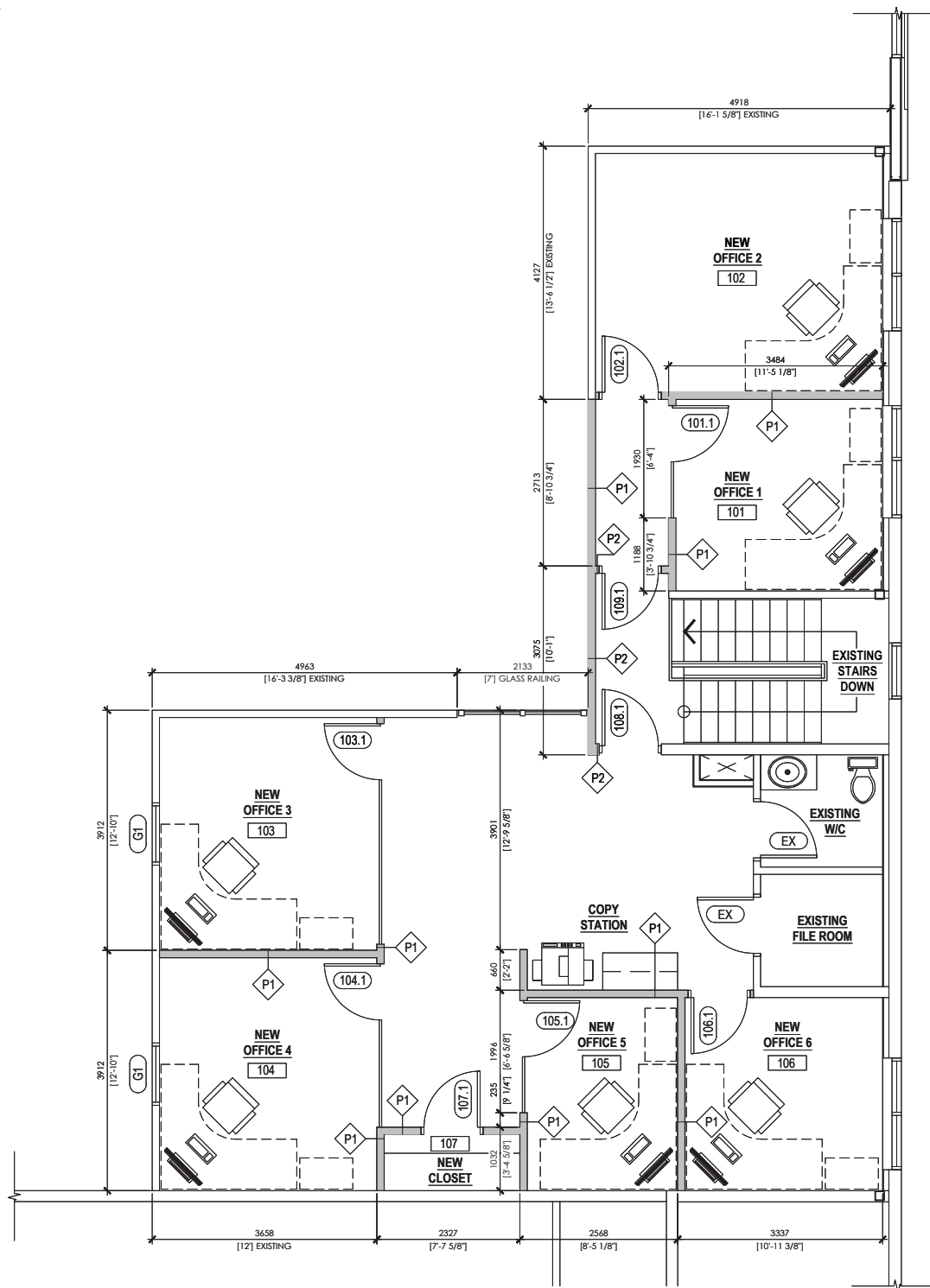
- » Global Finishing Solutions Spray Booth & Mixing Room
- » Dimensions: 45' X 17'
- » Mixing room designed to NFPA 33 (2016) & ABC 2014
- » Spray booth includes 25,600 CFM Make-Up Air Unit that is booth mounted
- » Supplied with dry chemical fire suppression system



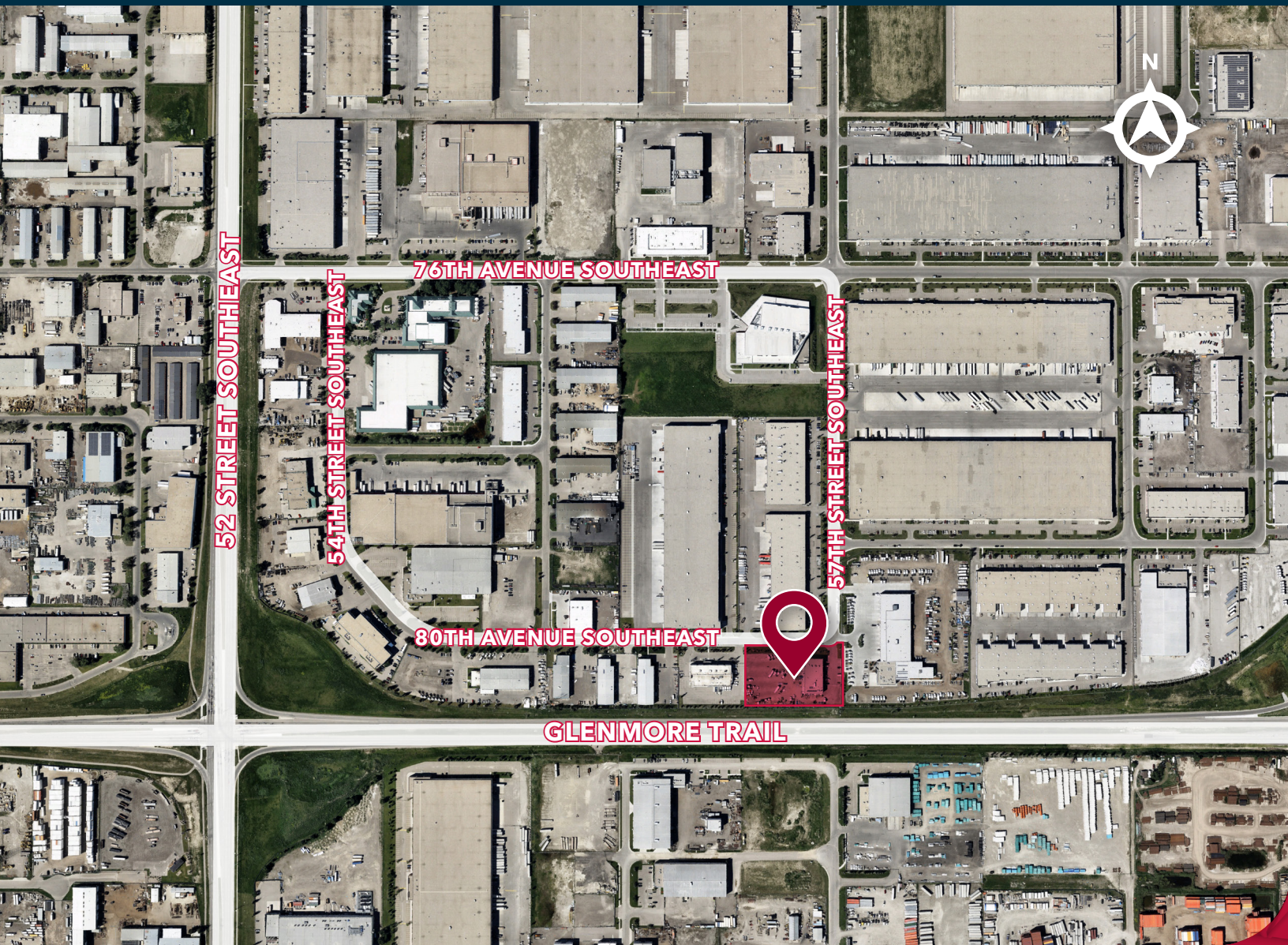


MAIN FLOOR PLAN





LOCATION



CONTACT US



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