

FOR LEASE

9615-9625 48 Street SE
Calgary, AB



DEVENCORE



SERVICE SHOP WITH CRANES & YARD
13,320 SF on 2.35 Acres



Property Details

Warehouse:	9,000SF	Power:	400 A/208V TBV
Office Area:	1,600 SF	Cranes:	two 11 ton cranes
Additional Small Shop:	2,720 SF	Hook Height:	21'
Total:	13,320 SF	Loading Main Building:	4 (24'x22') Drive-In Doors 1 (28'x22') Drive-In Door 1 (14'x14') Drive-In Door
Site Size:	2.35 Acres	Loading Small Shop:	2 (12'x14') Drive-In Doors 1 (14'x16') Drive-In Door
Ceiling Height:	26' - 27' (to underside of truss)	Zoning:	I-G
Lease Rate:	\$14.00	Available:	October 1, 2018
Operating Cost:	\$5.03 (2018)		

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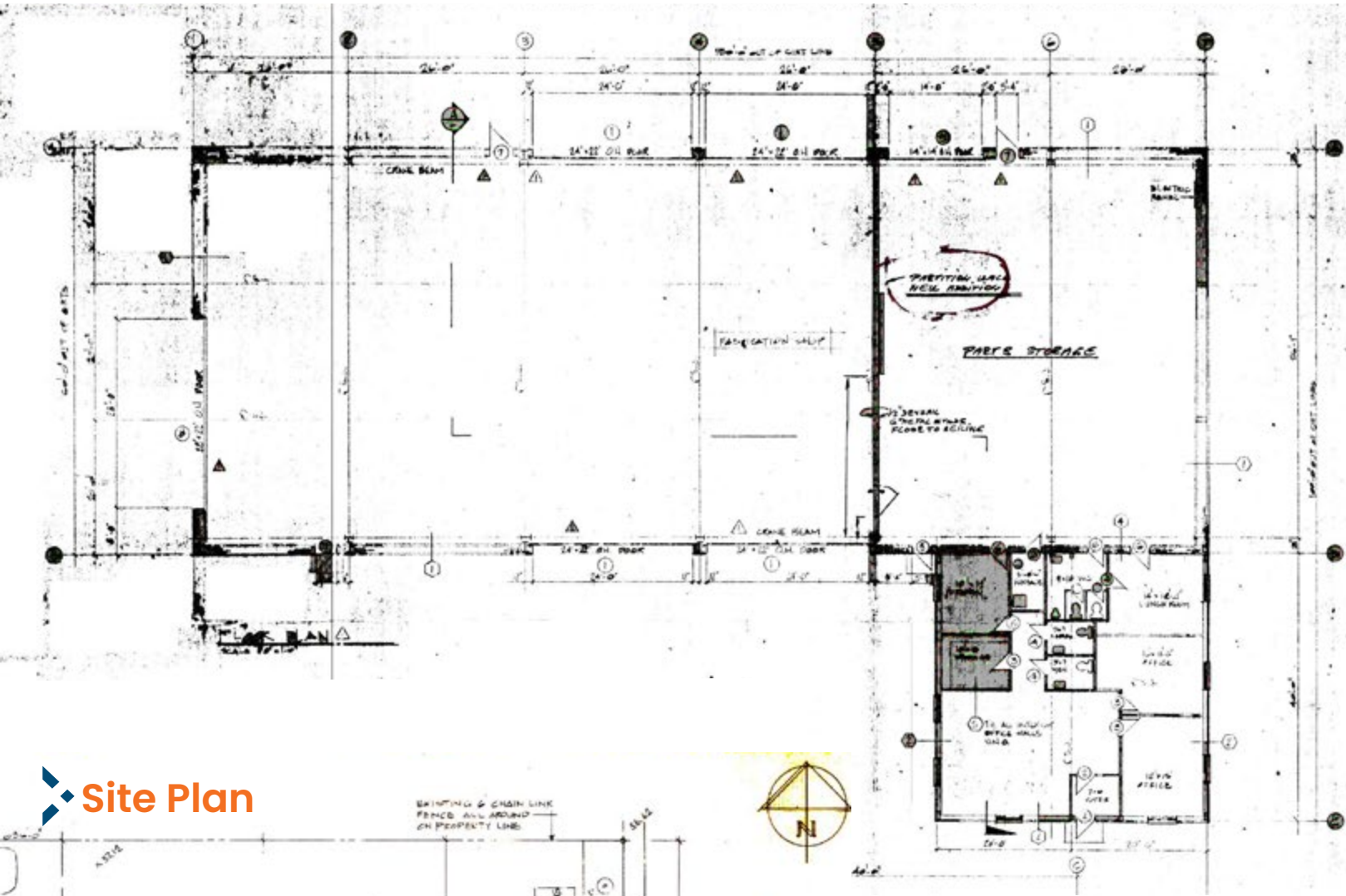
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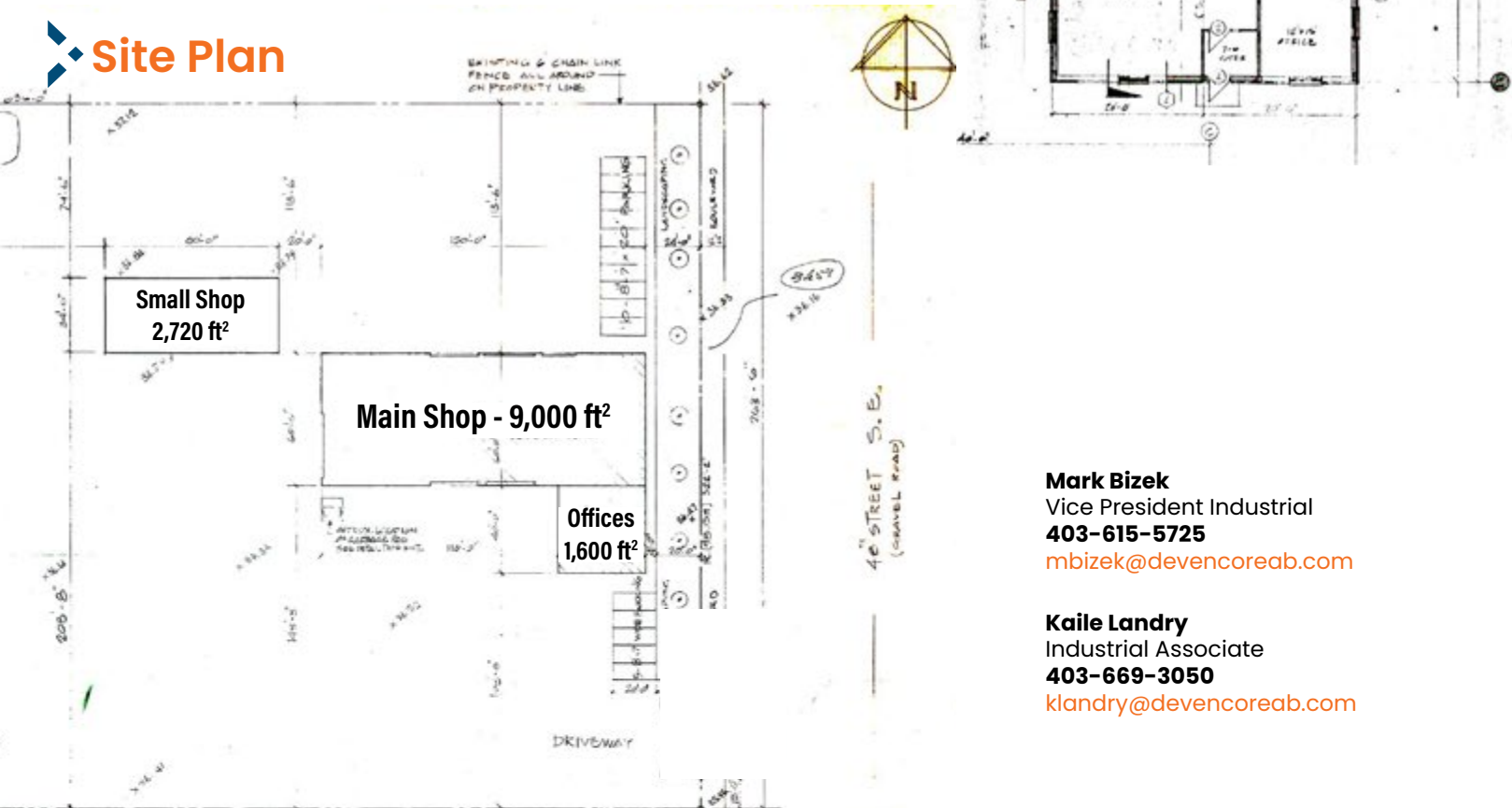
Property Features

- Excellent fabrication facility with cranes
- Oversized drive in doors with drive through capability
- Ample fenced yard
- Great Location in South Foothills
- Great location with quick and easy access to Glenmore Trail SE and Barlow Trail SE
- LED lighting, Infrared heaters and make-up air unit.

Main Floor Plan



Site Plan



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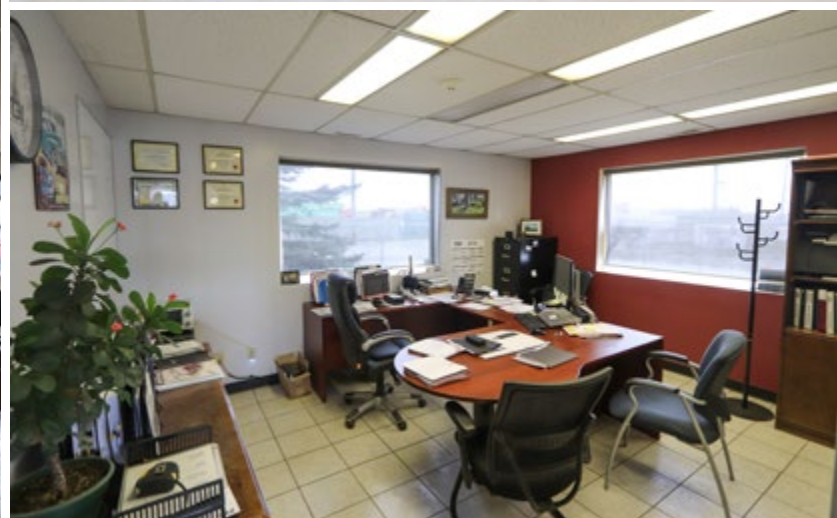
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 Interior Photos



The above particulars are submitted to the best of our knowledge and are subject to change without notice. Devencore (Alberta) Ltd. does not assume responsibility for any errors or omissions. **Devencore (Alberta) Ltd.**

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