

FOR LEASE

515 - 58th AVENUE SE, CALGARY
CENTRAL MARKET WAREHOUSE | SHOWROOM | OFFICE

45,982 SF
on
2.0 acres



BUILDING SIZE:

Office / Showroom: 7,498 sq.ft.
Warehouse: 38,484 sq.ft.
TOTAL: 45,982 sq.ft.

NET LEASE RATE:

Market

OP. COSTS:

\$2.72 per sq.ft. (for 2019)
(Property Taxes & Building Insurance)
Property is Self-Managed

AVAILABLE:

Immediately

LOADING:

Dock & Drive-In

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CEILING HEIGHT:

21'5" clear height

LOADING:

Four 8' x 10' dock doors with levellers
One ramped drive-in door

ELECTRICAL:

400 amps, 480/575 volts, 3 phase service

LIGHTING:

Upgrade to LED possible

SPRINKLERS:

ESFR capable

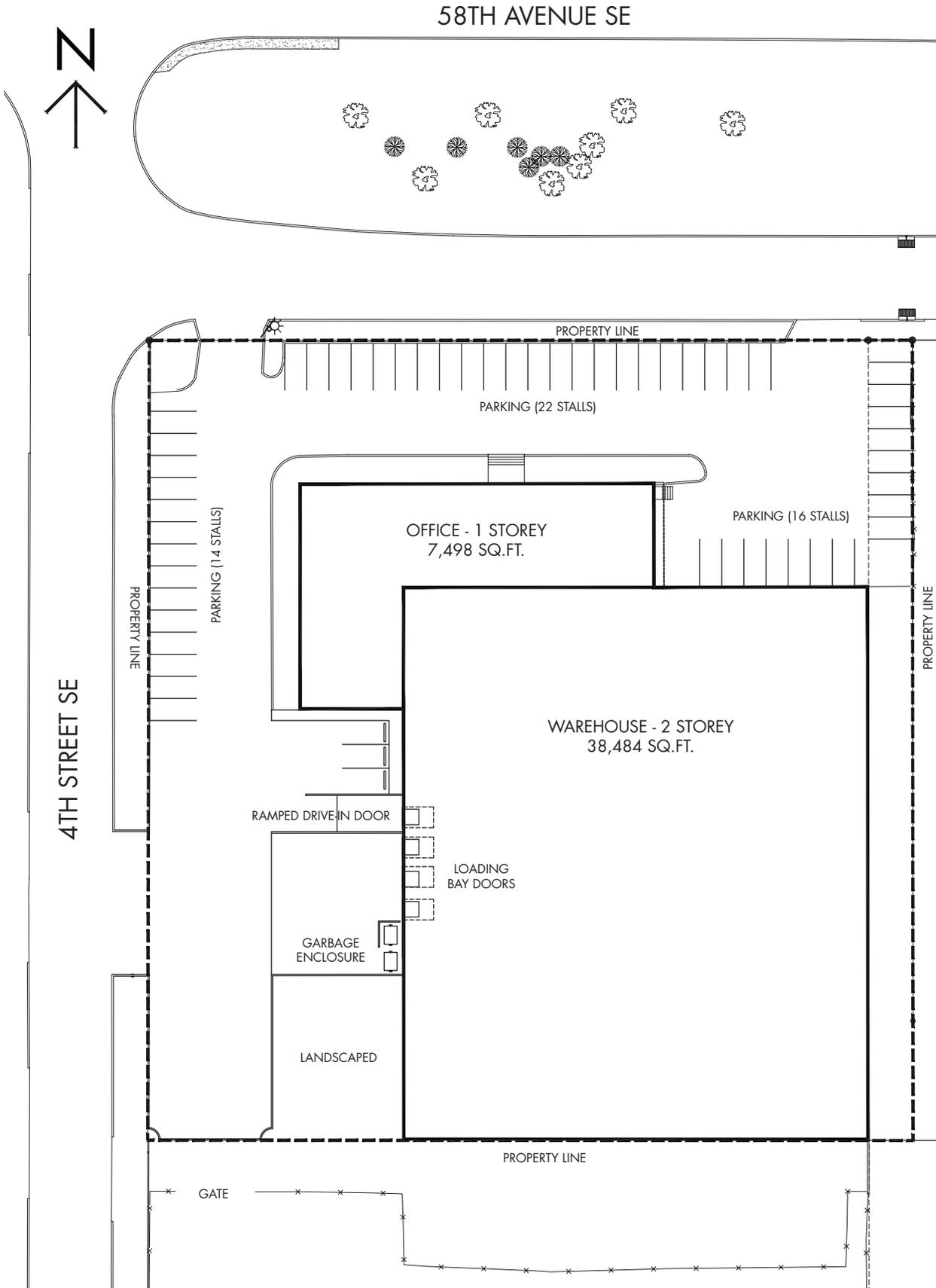
PARKING:

48 stalls

Formerly occupied by UniSelect as a distribution warehouse and storefront. The Landlord will support renovating the front office and showroom.



SITE PLAN





CONTACT:

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LOCAL EXPERTISE MATTERS

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