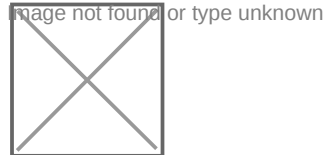


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

BAY #4 & #5, 5608 BURBANK CRESCENT SE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location

Calgary, Alberta

Listing ID:

31679

MLS ID:

A2247851

\$12



 **TATE ARONOVICH**

 CDN Global Advisors Ltd.
 403-531-4336

 Bay #4 & #5, 5608 Burbank Crescent SE, Calgary , Alberta T2H 1Z6

Transaction Type For Lease	Days On Market 62	Lease Amount 12.00
Lease Frequency Annually	Subdivision Burns Industrial	Year Built 1971
Structure Type Industrial	Property Type Commercial	Property Sub Type Industrial
Building Area (Sq. Ft.) 8780.00	Building Area (Sq. M.) 815.68	Inclusions none
Restrictions None Known	Reports None	

For lease in Calgary's Burns Industrial district, this 8,780 sq. ft. industrial bay offers a whitewashed, undeveloped interior with one washroom and the option for the landlord to develop office space to suit. The wide bay layout features LED lighting throughout, two 12' x 14' drive-in doors (one with an electric opener), and (2) 100 Amp 120/208 Volt power panels. Clear height is 18', and a 16' x 45' exterior enclosed structure provides bonus space, which can be removed if not needed. The property boasts low operating costs and excellent connectivity with quick access to Blackfoot Trail, Glenmore Trail, and Deerfoot Trail. Drive times include 4 minutes to Deerfoot Trail, 11 minutes to downtown Calgary, and 26 minutes to Calgary International Airport, with numerous nearby amenities including restaurants, banks, and fuel/charging stations. Posted rate is the Net Rent. Operating Costs are estimated at \$5.65 p.s.f. for 2025

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