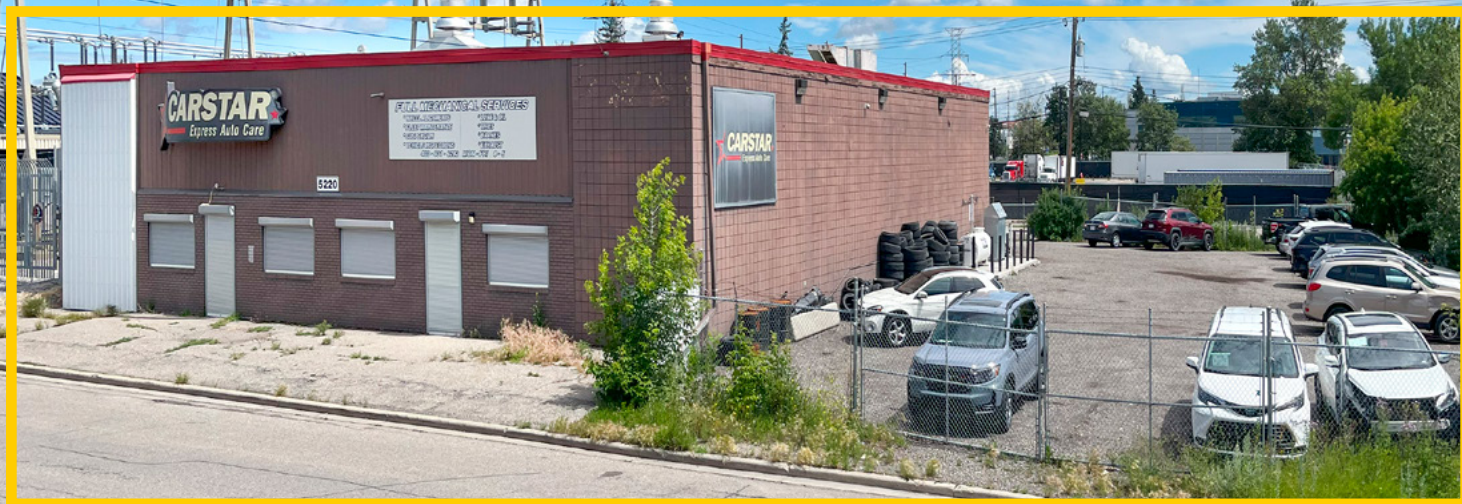


**C/L**

**6,000 sf**  
Free-standing Building

**0.42 ac**  
Total Land



## WAREHOUSE/OFFICE BUILDING FOR LEASE

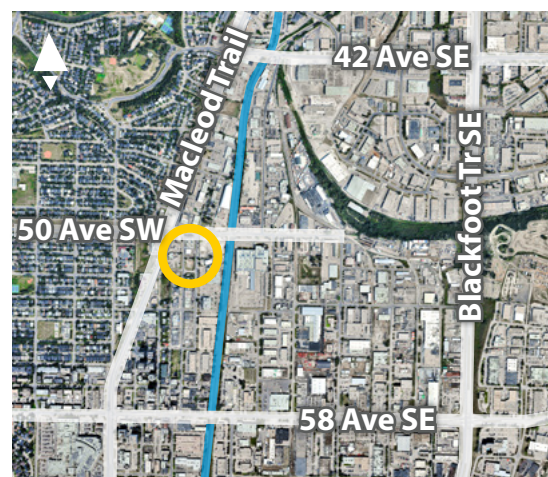
**5220 1A Street SW**  
Calgary



1 (12'x14') drive-in  
2 (12'x12') drive-ins



100A, 100A  
and 60A  
power (TBV)  
3 separate services



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**TCN**  
WORLDWIDE  
REAL ESTATE SERVICES

LOCAL  
EXPERTISE  
MATTERS





- » Easy connectivity to major transportation routes such as Macleod Trail, Glenmore Trail, and Blackfoot Trail.
- » Former automotive repair service.

## PROPERTY INFORMATION

ADDRESS: 5220 1A Street SW, Calgary

DISTRICT: Manchester Industrial Park

ZONING: I-R (Industrial Redevelopment)

BUILDING AREA: 6,000 sq. ft.

TOTAL LAND AREA: 0.42 acres

YARD: Secure gated

LOADING: 2 (12' x 12') and 1 (12' x 14') drive-in doors

CEILING HEIGHT (CLEAR): 15' (TBV)

POWER:

3 separate services – 100A, 100A and 60A (TBV)

HEATING/HVAC:

- » HVAC – office.
- » Overhead gas-fired heater and radiant heat – warehouse.

SUMP/DRAIN: Multiple dual sumps and trench drain

MUA: Yes, capacity TBV



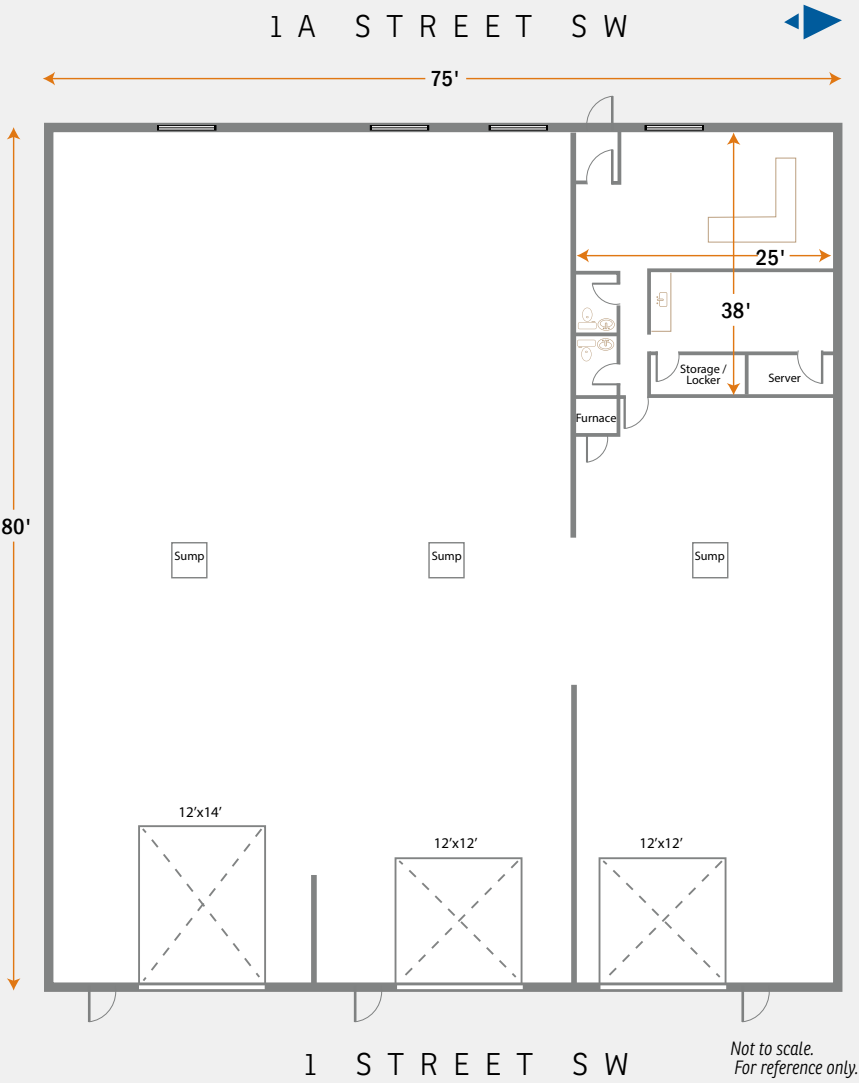
## LEASE INFORMATION

AVAILABILITY: September 1, 2025 **C/L**

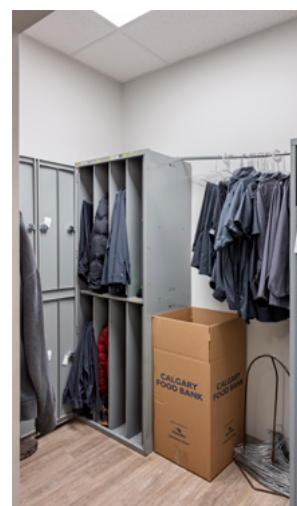
OP. COSTS AND TAXES: \$7.10 per sq. ft. (est.)

LEASE RATE: \$16.00 per sq. ft. (building) plus \$957 per month gross rent (for 0.21 ac yard)









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