

FOR LEASE

**5529 3 ST SE
CALGARY, AB**



12,820 SF Free Standing Building

on 0.91 Acres | Ample Fenced and Secured Yard
Landlord willing to brand building for Tenant

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403-998-9547
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Overview

- 0.91 Acres
- 12,820 SF Total
- 5,780 SF of Shop Area
- 1,292 SF of Flex Shop Area
- 1,960 SF of Office Area
- 2,291 SF 2nd Level Storage
- See Attached Floorplan

Shop

- Heavy Power 400 amps 3-phase
- MUA and Compressors
- Enclosed Washbay with sump
- 18' Ceiling Height to joist
- (2) 14' x 16' Overhead doors
- (5) 12' x 14' Overhead doors
- Forced air/radiant heating
- 1-Ton crane
- Landlord will accept hoist install

Office

- 2 separate entrances/receptions
- 6+ office desk areas
- 4 bathrooms
- 2 open Areas

Rent

- Market Rate
- 5 year minimum
- Triple Net Lease
- Tenant to pay water, electricity, gas, internet, property tax and etc directly
- Tenant Improvements will be considered

Welcome home to Manchester Industrial Area.

Rare opportunity to lease premium Industrial building location with outstanding drive around luxury yard. Shop is currently being painted and the exterior building and overhead doors to be painted Summer 2025. Agent and Landlord willing to look at all acceptable I-G uses including automotive repair.

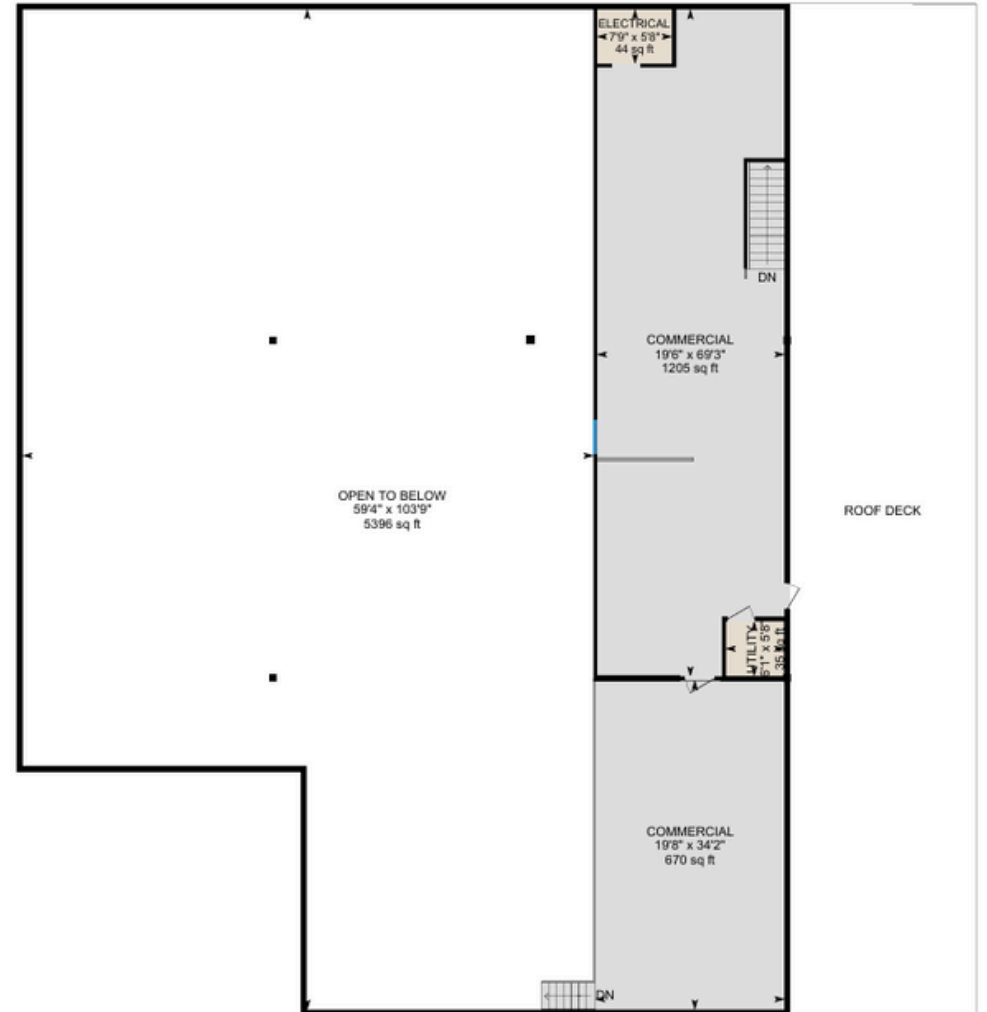
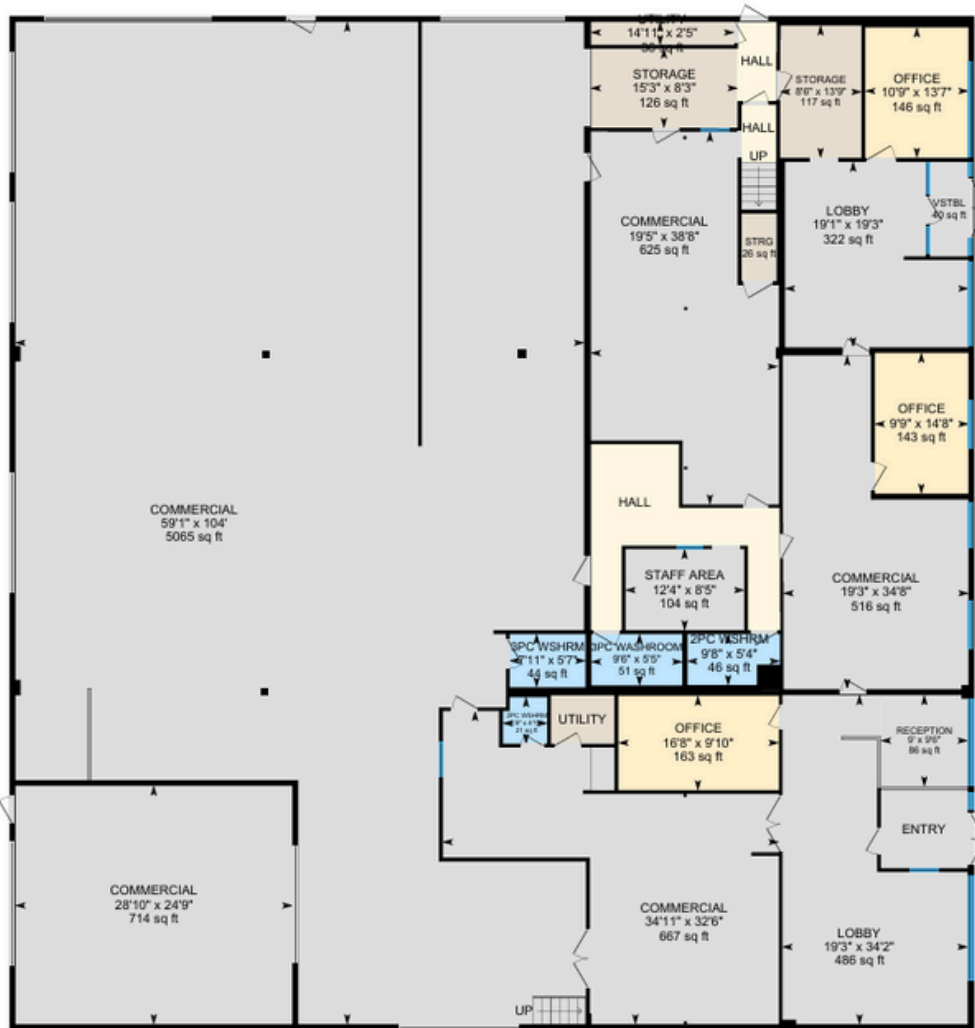


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FLOORPLAN 12,820 SF



Main Floor
Exterior Area 10529.34 sq ft



Mezzanine
Exterior Area 2290.78 sq ft