# FOR LEASE | 6,933 SF FREESTANDING BUILDING NAIAdvent



### 5646 Burbank Crescent SE

Calgary, AB

- Rare Freestanding Industrial building in central market
- Yard is fully paved, with concrete pads and excellent drainage
- Fully secured and fenced yard component with cameras and razor wire
- Extensive additional sea can storage in the yard
- 5 Drive in doors 2 @ 14x12, 2 @ 16x12, and 1 @ 12x12
- Nicely appointed office space
- Excellent exposure to Blackfoot Trail
- Ease of access to Blackfoot Trail, Deerfoot Trail and Glenmore Trail
- 2 Hotsy Systems
- Trench Drains and Dual Compartment Sump
- 17'-18' clear height in warehouse

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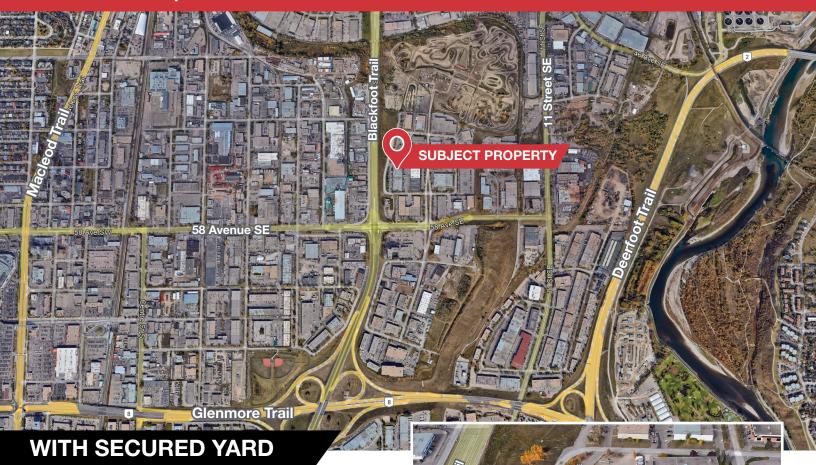


**♀** 3633 8 Street SE

Calgary AB, T2G 3A5 naiadvent.com

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### 5646 Burbank Crescent SE

Calgary, AB

District:	Burns Industrial
Zoning:	I-G (Industrial General)
Total Area:	6,933 <u>+</u> SF
Warehouse:	5,137 <u>+</u> SF
Office:	1,203 <u>+</u> SF
2nd floor office	593 <u>+</u> SF
Total Site Size:	0.73 <u>+</u> Acre
Lease Rate:	Market
Op. Costs:	TBV
Term:	Negotiable
Power:	200 Amps
Loading:	5 Drive-in Doors
Ceiling Height:	17' - 18'
Heating:	Forced Air

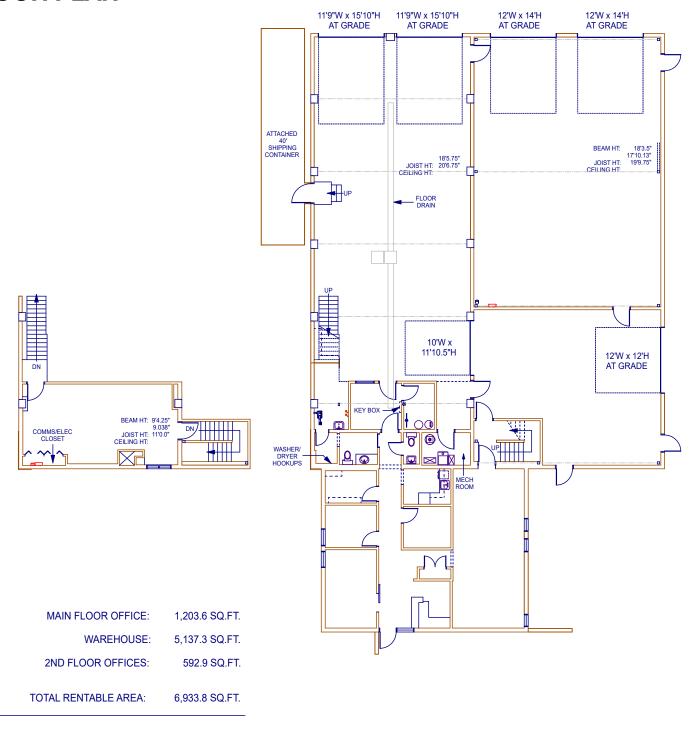






### WITH SECURED YARD

#### **FLOOR PLAN**



ATTACHED SHIPPING CONTAINER:

\*For information purposes only, not exactly to scale





323.0 SQ.FT.



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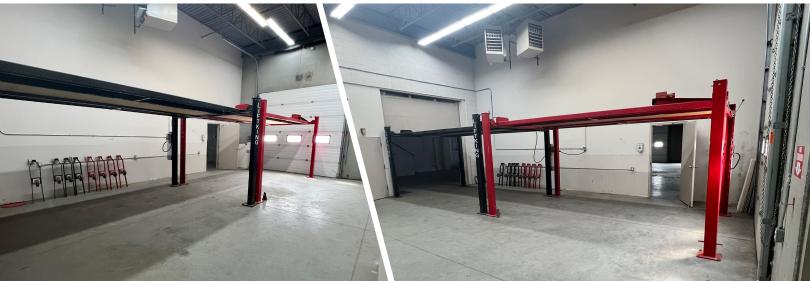
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