



WITH SECURED YARD

5646 Burbank Crescent SE

Calgary, AB

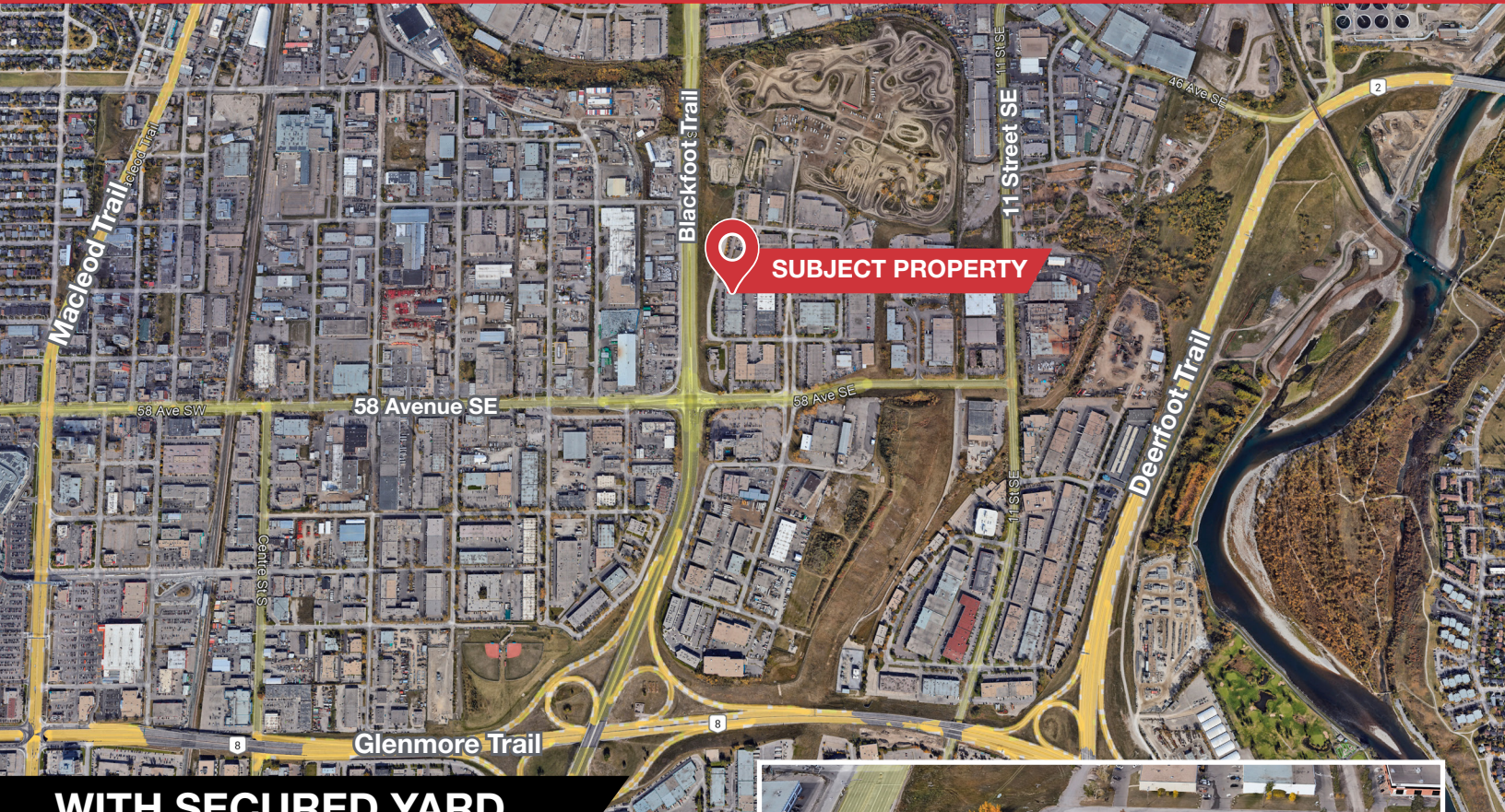
- Rare Freestanding Industrial building in central market
- Yard is fully paved, with concrete pads and excellent drainage
- Fully secured and fenced yard component with cameras and razor wire
- Extensive additional sea can storage in the yard
- 5 Drive in doors - 2 @ 14x12, 2 @ 16x12, and 1 @ 12x12
- 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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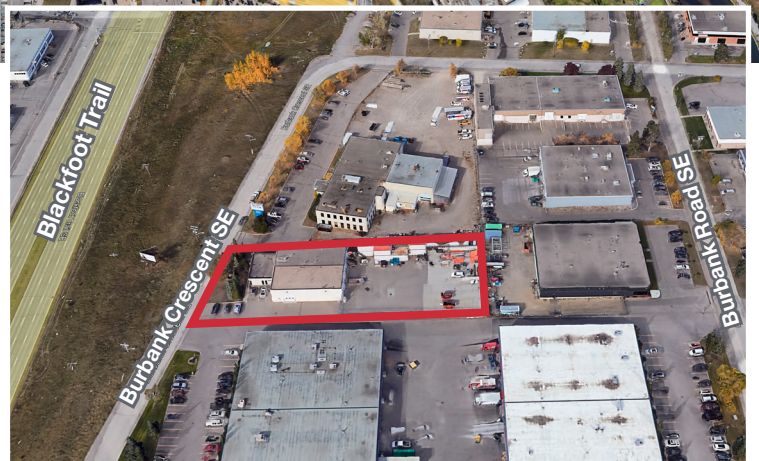
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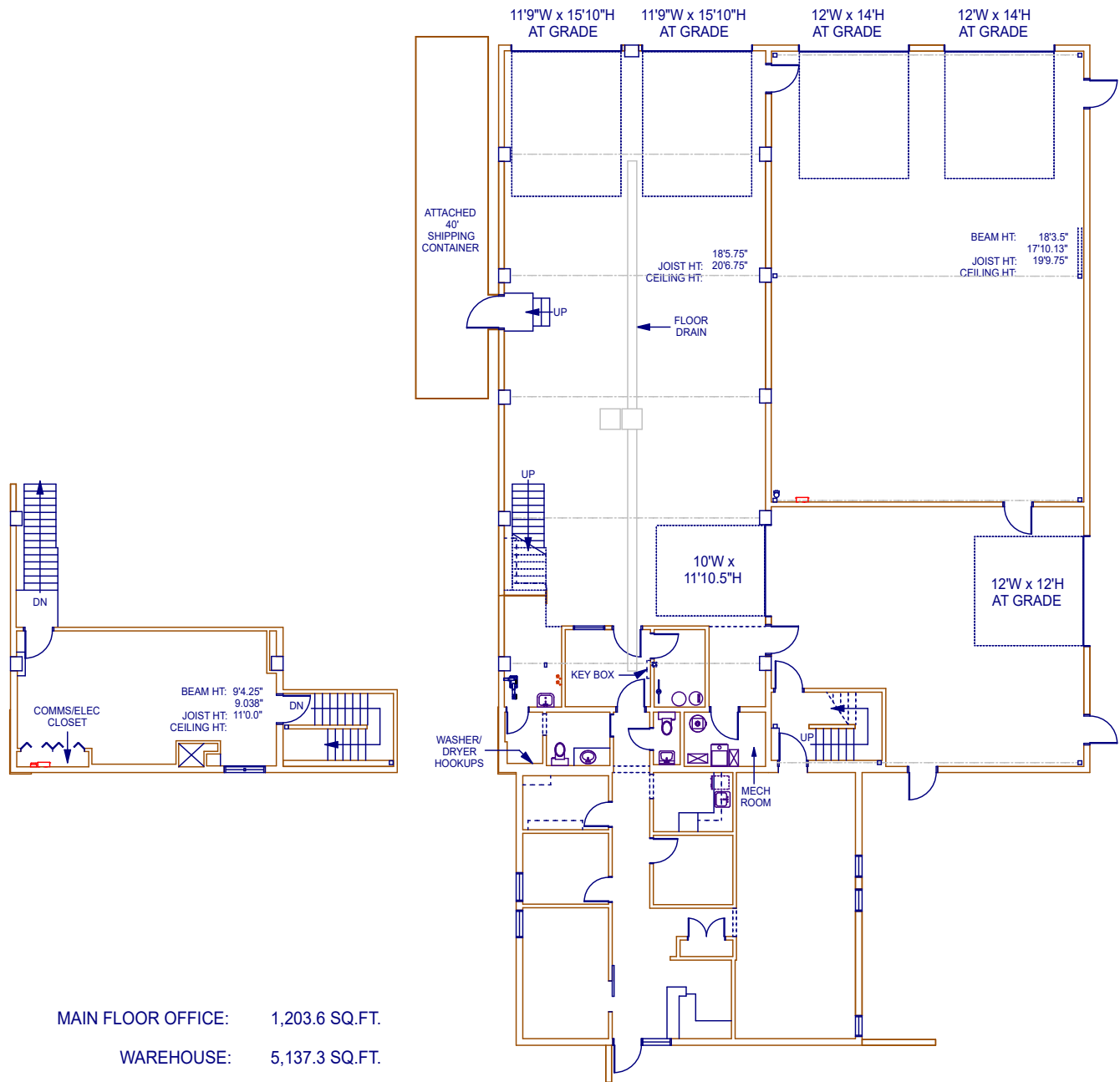


District:	Burns Industrial
Zoning:	I-G (Industrial General)
Total Area:	6,933 ± SF
Warehouse:	5,137 ± SF
Office:	1,203 ± SF
2nd floor office	593 ± SF
Total Site Size:	0.73 ± Acre
Lease Rate:	Market
Op. Costs:	TBV
Term:	Negotiable
Power:	200 Amps
Loading:	5 Drive-in Doors
Ceiling Height:	17' - 18'
Heating: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



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FLOOR PLAN

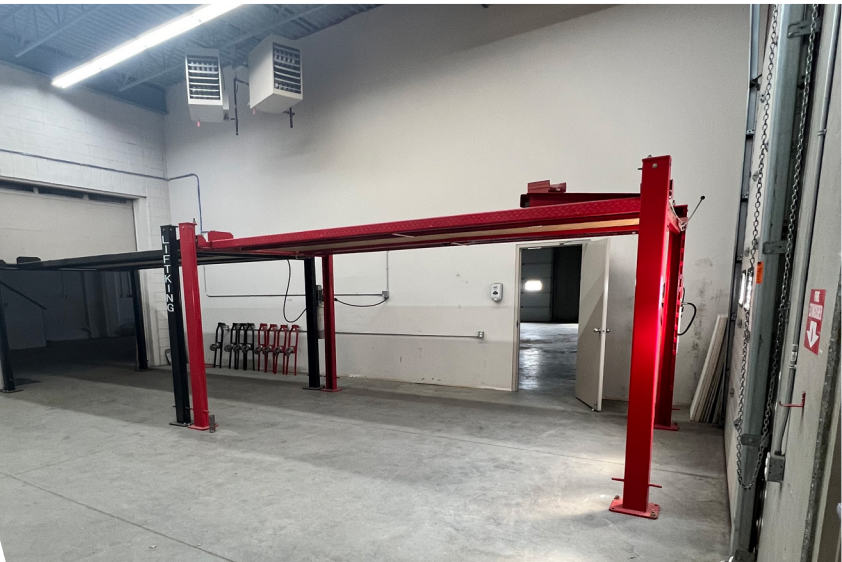
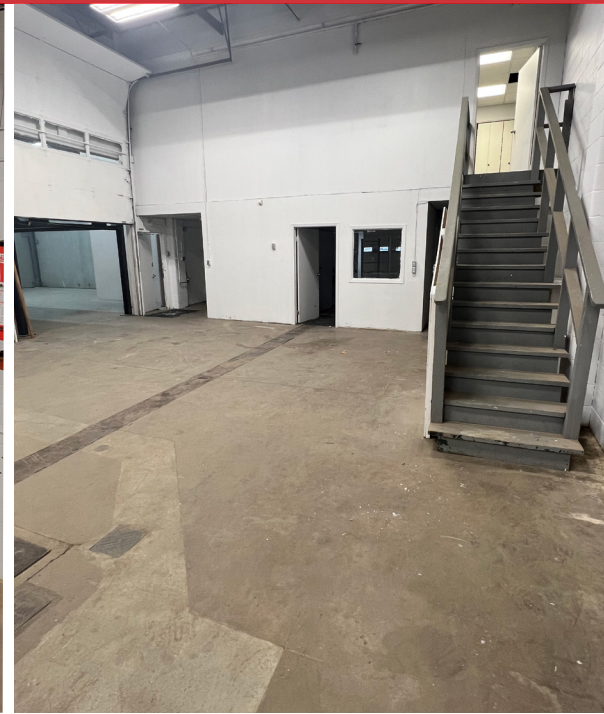


MAIN FLOOR OFFICE:	1,203.6 SQ.FT.
WAREHOUSE:	5,137.3 SQ.FT.
2ND FLOOR OFFICES:	592.9 SQ.FT.
TOTAL RENTABLE AREA:	6,933.8 SQ.FT.

ATTACHED SHIPPING CONTAINER: 323.0 SQ.FT.

*For information purposes only, not exactly to scale





C-Can Storage

FOR LEASE | 6,933 SF FREESTANDING BUILDING

NAIAdvent



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