



# Short Term Storage Opportunity

Flexible Term Negotiable | 10,000 SF Up to 33,995 SF



**FOR LEASE**

## STARFIELD 61

5495 - 61 AVENUE SE, CALGARY, AB

Leading Agent |

**Jeff Keet**

Associate Vice President

**403-519-9618**

[jkeet@cdnglobal.com](mailto:jkeet@cdnglobal.com)

**Paul Cunningham**

Associate Vice President

**403-714-2803**

[pcunningham@cdnglobal.com](mailto:pcunningham@cdnglobal.com)

**Jason Natale**

Senior Associate

**403-537-5773**

[jnatale@cdnglobal.com](mailto:jnatale@cdnglobal.com)

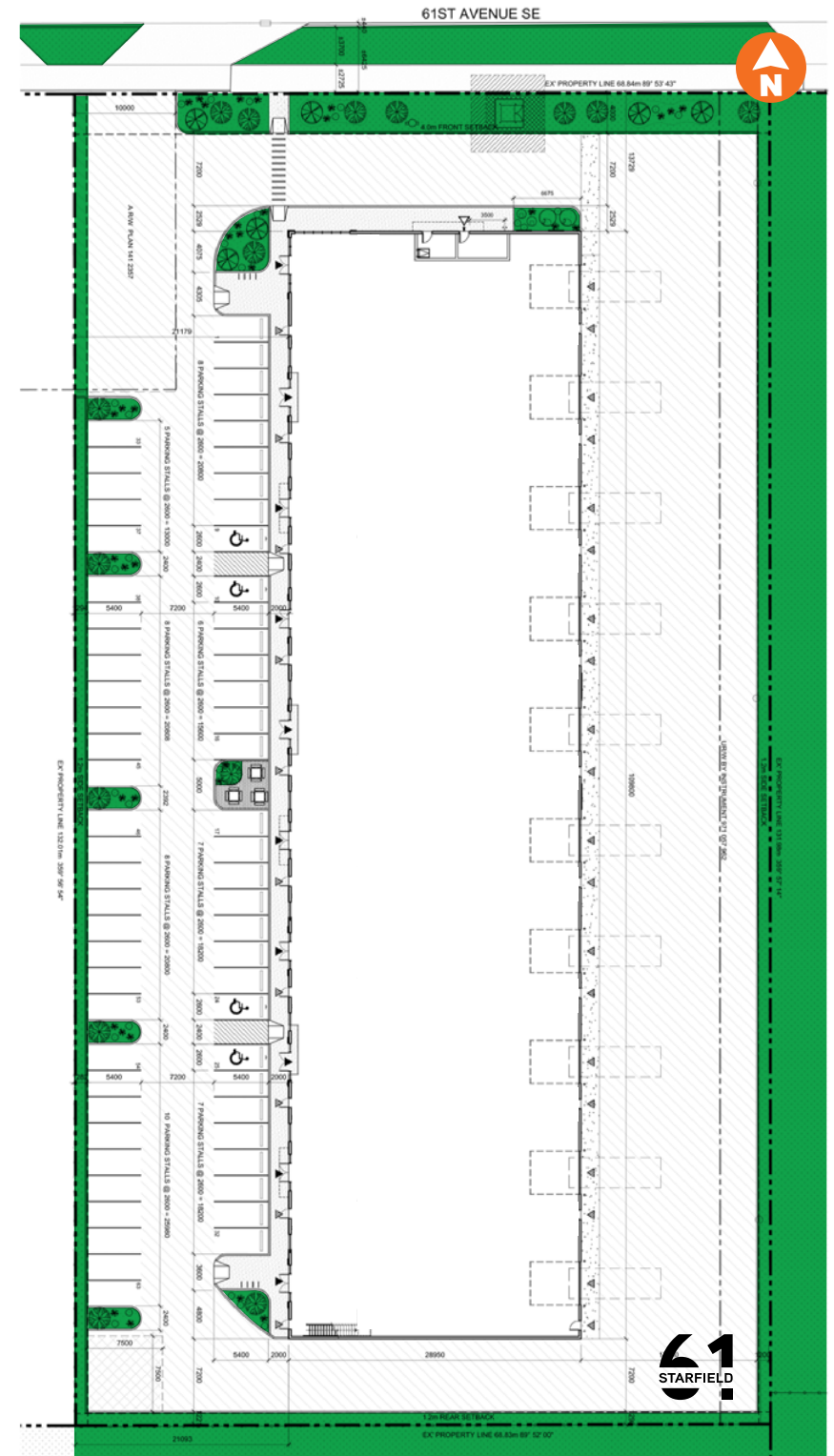
**CDNGLOBAL<sup>®</sup>**

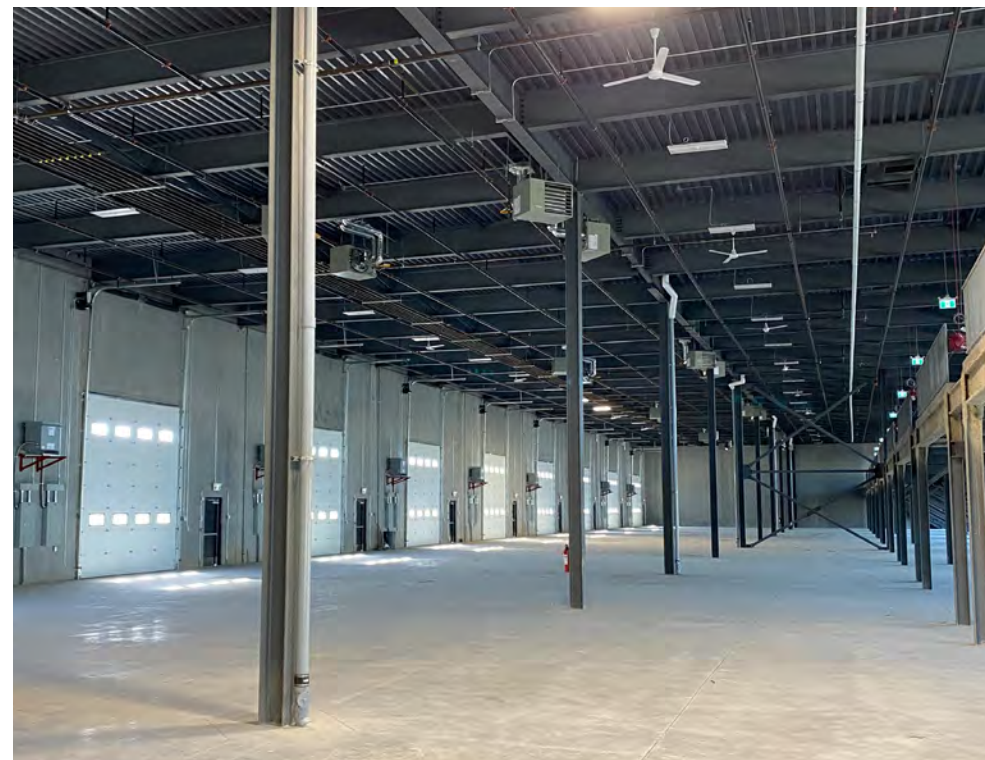
# FOR LEASE | STARFIELD 61

## PROPERTY DETAILS

- **ZONING:** Industrial General (I-G)
- **DISTRICT:** Starfield Industrial Park
- **SITE SIZE:** 2.25 Acres
- **MAIN LEVEL SF:** 10,000 SF Up to 33,996 SF
- **LOADING:** 10 Drive-in Doors (14' x 16')
- **CLEAR HEIGHT:** 26' clear
- **POWER:** Ample Power
- **HEATING:** Gas Fired Unit Heaters
- **PARKING:** Ample
- **LIGHTING:** LED Lighting
- **LEASE RATE:** \$9.00 PSF "As-is"
- **OPERATING COSTS:** \$4.95 PSF (Est 2023)
- **AVAILABILITY:** Immediately
- **TERM:** Flexible Short Term Deal Negotiable

The above particulars are submitted to the best of our knowledge and are subject to change without notice. CDN GLOBAL ADVISORS LTD. does not assume responsibility for any errors or omissions. **CDN GLOBAL ADVISORS LTD.**





## COMMENTS

- Available as a short term lease (negotiable term)
- Pre-cast insulated panel construction
- "A" class industrial facility featuring; ESFR sprinkler system, and 2 phase sumps
- Exposure onto 61 st Avenue SE
- Great access and close proximity to Barlow Trail, Peigan Trail, Glenmore Trail and Stoney Tr. SE
- Opportunity for short term user
- 10,000 SF up to full building.



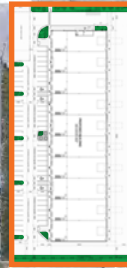


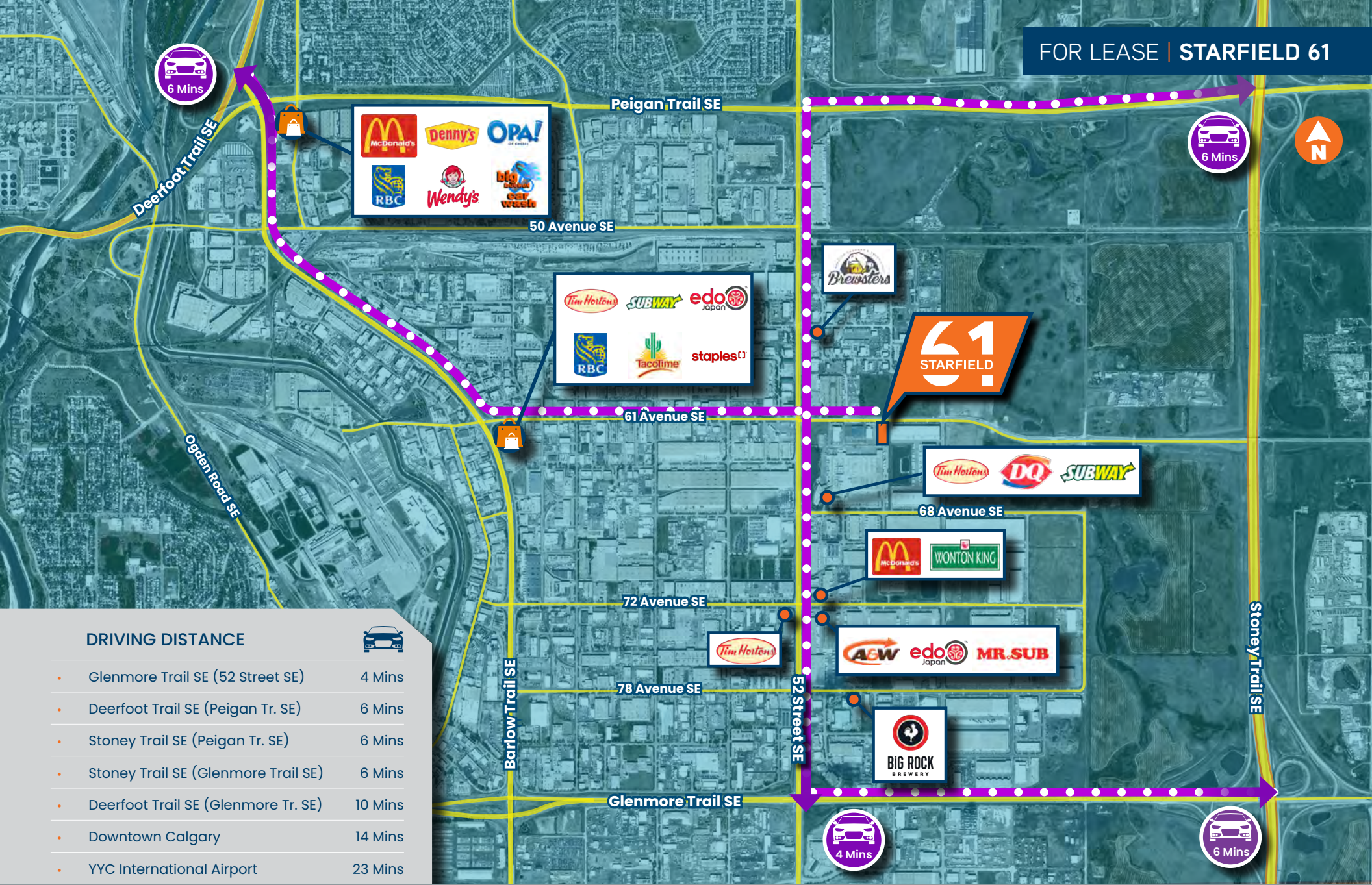
Subject Site

61 Avenue SE

52 Street SE

57 Street SE





DRIVING DISTANCE	
• Glenmore Trail SE (52 Street SE)	4 Mins
• Deerfoot Trail SE (Peigan Tr. SE)	6 Mins
• Stoney Trail SE (Peigan Tr. SE)	6 Mins
• Stoney Trail SE (Glenmore Trail SE)	6 Mins
• Deerfoot Trail SE (Glenmore Tr. SE)	10 Mins
• Downtown Calgary	14 Mins
• YYC International Airport	23 Mins

Leading Agent |  
**Jeff Keet**  
 Associate Vice President  
 403-519-9618  
 jkeet@cdnglobal.com

**Paul Cunningham**  
 Associate Vice President  
 403-714-2803  
 pcunningham@cdnglobal.com

**Jason Natale**  
 Senior Associate  
 403-537-5773  
 jnatale@cdnglobal.com