

Flexible Short Term Storage  
Opportunity +/- 33,996 SF  
on 2.25 Acre Site

# FOR LEASE

**5495 61 Avenue SE, Calgary, AB**



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# PROPERTY HIGHLIGHTS



- Available as a short term lease (negotiable term).
- Pre-cast insulated panel construction.
- “A” class industrial facility featuring; ESF sprinkler system, and 2 phase sumps.
- Exposure onto 61 Ave SE
- Great access and close proximity to Barlow Trail, Peigan Trail, Glenmore Trail, and Stoney Trail SE.
- Opportunity for short term user up to 18 months negotiable.

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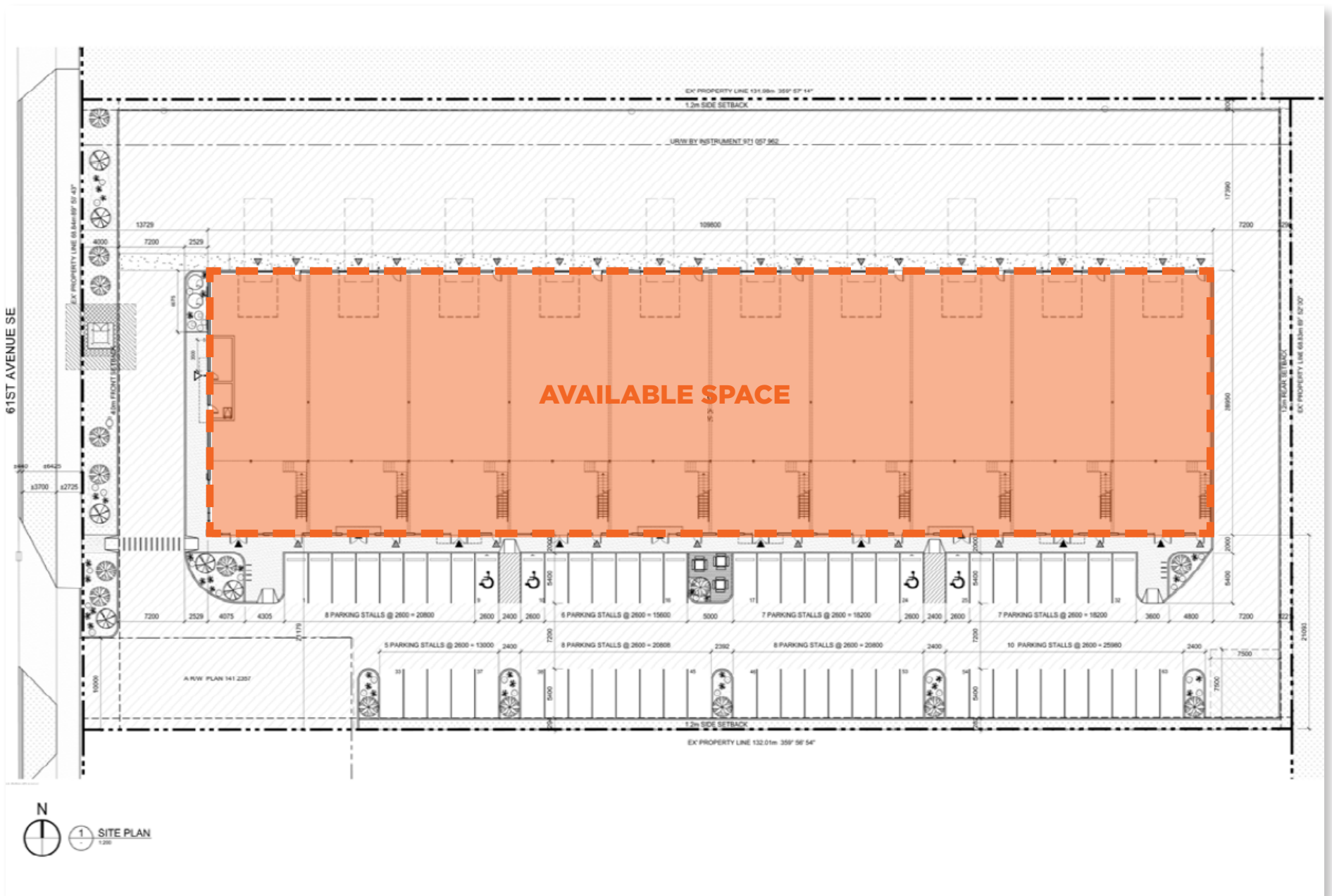
## PROPERTY OVERVIEW

<b>Property Name:</b>	Starfield 61
<b>Address:</b>	5495 61 Avenue SE
<b>District:</b>	Starfield Industrial Park
<b>Zoning:</b>	Industrial General (I-G)
<b>Total Square Footage:</b>	+/- 33,996 *As required
<b>Site Area:</b>	2.25 Acres
<b>Clear Height:</b>	26'
<b>Loading:</b>	10 Drive-in doors (14'w x 16'h)
<b>Lighting:</b>	LED
<b>Power:</b>	Up to 800A @ 208V, 3-phase
<b>Heating:</b>	10 suspended gas unit heaters
<b>Lease Rate:</b>	\$9.00 PSF “As-is”
<b>Op. Costs (est. 2024):</b>	\$4.95 PSF
<b>Availability:</b>	Immediate
<b>Available Term:</b>	Up to 18 months





# ADDITIONAL DETAILS // 5495 61 AVENUE SE





# LOCATION



## Drive Times:

Deerfoot Trail SE: **6 minutes**

Stoney Trail: **6 minutes**

Downtown Calgary: **14 minutes**

Calgary Airport: **23 minutes**







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