



**Bay #4 & #5, 5608 Burbank Crescent SE  
Calgary, Alberta**

**MLS # A2247851**



**\$12 per sq.ft.**

**Division:** Burns Industrial

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 8,780 sq.ft.

**Zoning:** -

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** -

**Lot Feat:** -

**Heating:** -

**Floors:** -

**Roof:** -

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** none

For lease in Calgary's Burns Industrial district, this 8,780 sq. ft. industrial bay offers a whitewashed, undeveloped interior with one washroom and the option for the landlord to develop office space to suit. The wide bay layout features LED lighting throughout, two 12' x 14' drive-in doors (one with an electric opener), and (2) 100 Amp 120/208 Volt power panels. Clear height is 18', and a 16' x 45' exterior enclosed structure provides bonus space, which can be removed if not needed. The property boasts low operating costs and excellent connectivity with quick access to Blackfoot Trail, Glenmore Trail, and Deerfoot Trail. Drive times include 4 minutes to Deerfoot Trail, 11 minutes to downtown Calgary, and 26 minutes to Calgary International Airport, with numerous nearby amenities including restaurants, banks, and fuel/charging stations. Posted rate is the Net Rent. Operating Costs are estimated at \$5.65 p.s.f. for 2025