



GRASSROOTS
REALTY GROUP

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5110 76 Avenue SE
Calgary, Alberta

MLS # A2257650



\$16 per sq.ft.

Division:	Foothills
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	11,250 sq.ft.
Zoning:	Industrial General

Heating: -

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Inclusions: None

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 0.77 Acre

Lot Feat: -

Located in Calgary's highly sought-after Foothills Industrial District, 5110 76 Avenue SE is a functional 11,250 square foot industrial facility ideally suited for fabrication, manufacturing, or service-based operations. Situated on a 0.77-acre site, zoned Industrial General (I-G), the property features a 10,000 square foot clear span shop and 1,250 square feet of office space, complemented by a bonus mezzanine lunchroom—creating a well-balanced environment for both administrative and operational needs. The shop is fully equipped with two 5-ton overhead cranes, three 16' x 16' drive-in doors, a 12,000 CFM make-up air system, and comprehensive electrical distribution throughout, delivering excellent functionality and operational efficiency. The 50' x 200' clear span layout, combined with crane infrastructure, 24-foot clear height (18 feet under hook) and 400 amps @ 600 Volt, makes this an ideal facility for heavy-duty industrial applications. Posted rate is the net lease rate. Operating Costs are approx. \$6.00 p.s.f. for 2025