

For Sale

PROPERTY HIGHLIGHTS

- 8,924 s.f. building on 0.9 acre
- Rare sale offering available in Southbend
- Two vehicle service pits with fully functioning sumps and exhaust; trench drains throughout
- Fully paved and secured yard with drive through bay access
- Metal roof reinforced and designed for extra durability and insulation
- 19% site coverage ratio allows for efficient vehicle flow through the rear yard
- Make up air system
- Oversized drive-in doors
- Easy access to Barlow Trail and Deerfoot Trail SE

11525 - 42 Street SE

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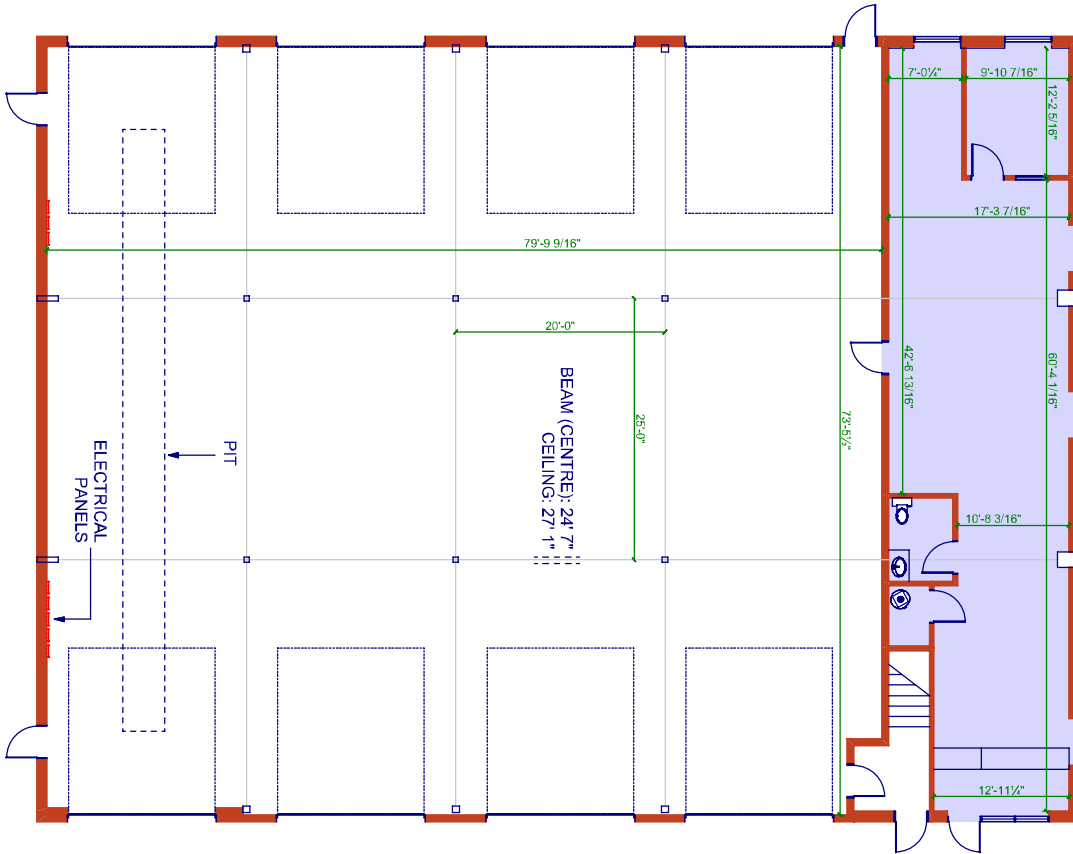
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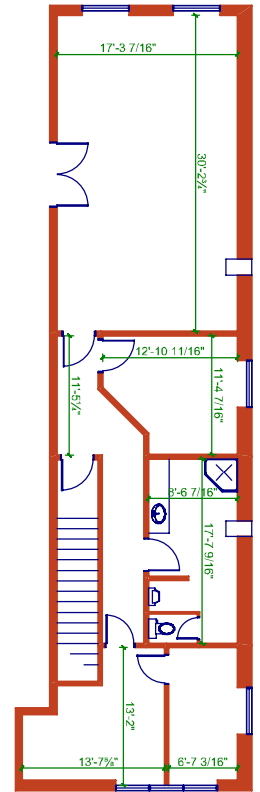


FLOOR PLAN

Main Floor Plan



Mezzanine Floor Plan



PROPERTY DETAILS

Address: 11525 - 42 Street SE
District: Southbend Industrial Park
Site Size: 0.9 acre
Zoning: I-G (Industrial General)
Year Built: 2003
Building Size: Warehouse: 6,151 s.f.
 Office (on 2 levels): 2,773 s.f.
 Total: 8,924 s.f.
Ceiling Height: 23' clear

Lighting: Metal Halide
Power: 400 amps @ 600 volts (TBV)
Loading Doors: 8 (14'x16') O/H doors with drive through configuration
Heating:

- Make up air
- Radiant heat in warehouse
- Roof-top HVAC units

Available: 30 days notice
Taxes (2020): \$41,531.62
Sale Price: \$2,850,000.00

PROPERTY PHOTOS



AERIAL MAP

