



# For Lease

## PROPERTY HIGHLIGHTS

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- 20,433 s.f. available
- Dock loading
- Front dock loading with large marshalling area
- Active rail spur
- Easy access to Stoney Trail, Peigan Trail and Deerfoot Trail

**4747 - 54 Avenue SE  
Unit B**

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**Marshall Toner**

403 456 2214 | [marshall.toner@am.jll.com](mailto:marshall.toner@am.jll.com)

**Ryan Haney**

403 456 2221 | [ryan.haney@am.jll.com](mailto:ryan.haney@am.jll.com)

**Casey Stuart**

403 456 3247 | [casey.stuart@am.jll.com](mailto:casey.stuart@am.jll.com)

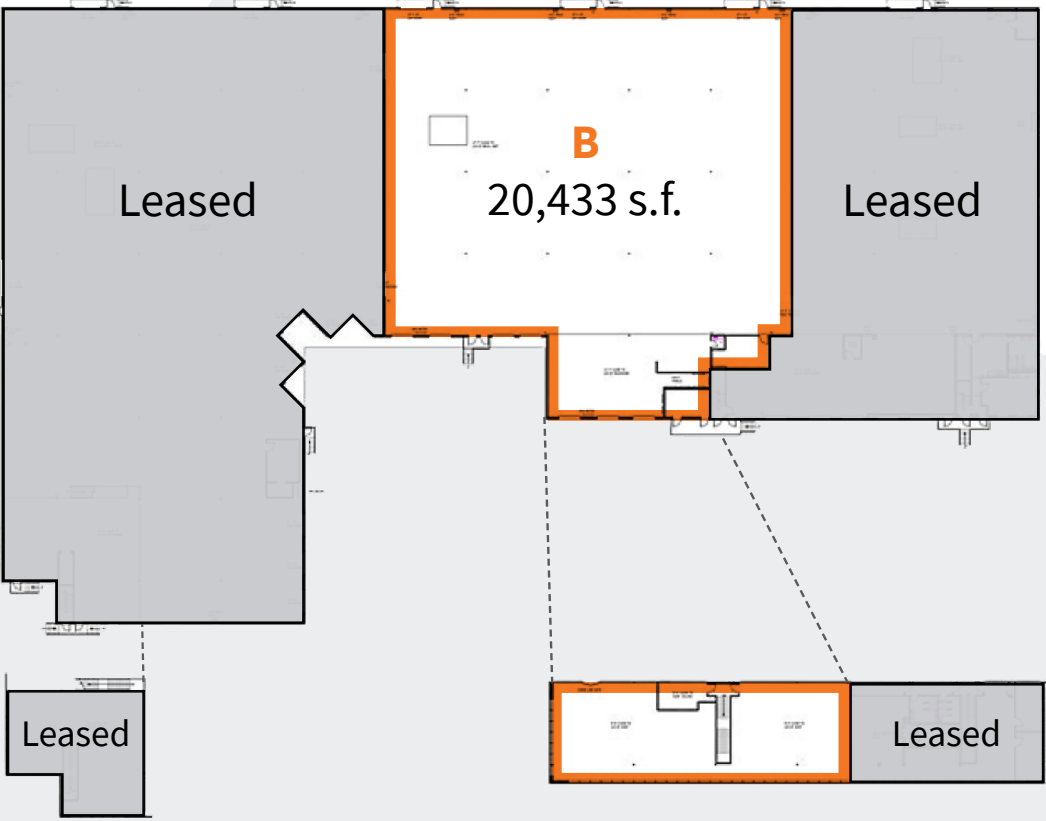
**Carey Koroluk**

403 456 2346 | [carey.koroluk@am.jll.com](mailto:carey.koroluk@am.jll.com)

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# PROPERTY **OPTIONS**



## Unit B

Size: 20,433 s.f.  
Loading Doors: 7 dock doors  
2 rail door  
Lease Rate: \$6.75 per s.f.



## PROPERTY DETAILS

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Address:	4747 - 54 Avenue SE	Power:	1,000 amps (TBV)
District:	Foothills Industrial	Upgrades:	<ul style="list-style-type: none"><li>• Active rail spur</li><li>• Bonus mezzanine at no cost</li></ul>
Zoning:	I-G (Industrial General)	Op. Costs (2020):	\$5.49 per s.f.
Site Size:	4.14 acres	Available:	Immediately
Ceiling Height:	23' clear		

## AERIAL MAP

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