



# For Sublease

- 50,200 s.f. stand-alone building on 1.97 acres
- Dock and drive-in loading with 53' trailer access
- Great location in the south central market
- Direct access to Blackfoot Trail, Deerfoot Trail and Glenmore Trail SE

5855 - 11 Street SE  
Calgary, Alberta

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# Property Information

Address: 5855 - 11 Street SE

District: Riverview

Zoning: I-G (Industrial-General)

Square Feet: Office (over 2 floors): +/- 4,200 s.f.  
Warehouse: +/- 46,000 s.f.  
Total: 50,200 s.f.

Loading: 4 (8' x 10') dock doors  
1 (16' x 18") ramped drive-in door

Power: 1,200 amps @ 347/600 volts (TBV)

Ceiling Height: 16' clear

Op. Costs (2019): \$3.08 per s.f.

Sublease Expiry: December 9, 2028

Sublease Rate: Year 1: \$3.25 per s.f.  
Year 2+: \$6.25 per s.f.



## Floor Plan

