

Shepard Industrial Centre - Building B

4948-126 Ave SE Calgary Alberta Canada

Bentall-Kennedy | September 2018



LOCATION



SPACE

Unit	Area (sf) (Div Contig)	Rate (psf/yr)	Availability	Loading	Power	Ceiling	Notes
31	3,018	Negotiable	Immediate		100 A		1,012 sq. ft. ground floor office; 1,012 sq. ft. second floor office; 995 sq. ft. warehouse
5	2,094	Negotiable	Immediate				Leased.
Operating Costs: \$4.68 (psf/yr)			Realty Tax: \$3.54 (psf/yr)		Total Additional Rent: \$8.22 (psf/yr)		

Leasing Contact

Colin Macdonald
 Director of Leasing
 Bentall Kennedy (Canada) Limited Partnership, Brokerage
 403-303-2413
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PROPERTY DESCRIPTION

Shepard Industrial Centre is a four building, flex-industrial complex located at 52nd Street SE and 126 Avenue SE, with easy access to Deerfoot Trail via 130 Avenue SE. Located accross the South Trail Crossing shopping complex and numerous other retailers, restaurants and financial institutions, Shepard Industrial Centre offers excellent access to shopping, dining and transportation.

BUILDING FEATURES

Industrial General Zoning

Shared parking stalls at no extra cost.

Typical units in Building B are approximately 3,000 sf in total area with approximately 1,000 sf of ground floor office space, 1,000 sf of drive-in warehouse space and 1,000 sf of second floor office space.



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SPECS

Tenant Cost					
Posted Net Rate	n/a	Realty Tax	\$3.54 (psf/yr)	Utilities	n/a
Operating Costs	\$4.68 (psf/yr)	Other	n/a	Additional Rent Total	\$8.22 (psf/yr)
Site Description					
Year Built	2006	Building Zoned	n/a	Average Office % Area	n/a
Number of Buildings	n/a	Number of Units	n/a		
Certification	n/a				
Building Size					
Total Space	32,370 sf	Warehouse Size	n/a		
Industrial					
Total Industrial Space	32,370 sf	Available Industrial Space	5,112 sf		
Office					
Total Office Space	n/a	Available Office Space	1,972 sf		
Technical Specification					
Ceiling Height	22'	Maximum Door Height	n/a	Building Plan	no
Shipping Doors (Drive In)	n/a	Shipping Doors (Dock)	n/a	Rail Loading	no
Marshalling Area	n/a	Dolly Pad	n/a	Outside Storage	no
Storage Description	n/a				
Construction					
Available Electrical (Volts)	n/a	Available Electrical (Amps)	n/a	Heating	n/a
Power	n/a	Exterior Finish	n/a		
Safety & Parking					
Sprinkler System	no	Total Parking Stalls	n/a		
Parking Description					
Ample common stall parking at no extra charge					

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