



DEVENCORE

**"A" CLASS 7,715 SF**  
**INDUSTRIAL BAY**  
**WITH HIGH OFFICE RATIO**



Developed by **Beedie**

Awarded for excellence from  
the Urban Development Institute (UDI)

**FOR LEASE / SALE |**  
**6027 – 79 Avenue SE, Unit 2145**  
Great Plains, Calgary, AB

[www.devencore.com](http://www.devencore.com) | 403.265.9966

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## PROPERTY DETAILS

- ZONING:** Industrial General (I-G)
- SIZE BREAKDOWN**
  - Main Fl. Showroom / Office:  $\pm 2,303$  SF
  - Second Floor Office:  $\pm 2,288$  SF
  - Warehouse:  $\pm 3,124$  SF
  - Total:  **$\pm 7,715$  SF**
- LOADING:** 1 Drive-in (12'w x 14'h)  
Dock (8'x 10')
- CLEAR HEIGHT:** 26'
- POWER:** 200 Amps @ 347 / 600 Volts
- SALE PRICE:** **\$2,000,000.00**
- PROPERTY TAX (2019) :** \$29,068.64
- CONDO FEES (2019):** \$705.71 per month
- LEASE RATE:** **\$12.00 PSF**
- OPERATING COSTS:** \$5.39 PSF (Est. 2019)
- AVAILABILITY:** Negotiable



## ABOUT THE DEVELOPER

Beedie

Founded in 1954, Beedie is an owner and developer of industrial, commercial and residential real estate. The company is the largest private industrial land owner, developer and property manager in Metro Vancouver, having completed 21 million ft<sup>2</sup> of new construction throughout Metro Vancouver and Alberta.

For over 60 years, Beedie has maintained a steadfast commitment to quality and customer satisfaction. Their vertically integrated structure addresses all aspects of development, including land acquisition, design, construction, financing and property management.

# HIGHLIGHTS

- Brand new development
- High-end office build-out
- Drive-in and Dock loading
- New office furniture negotiable
- ESFR sprinklers
- Exposure to Glenmore Trail SE

## MAIN FLOOR:

- Bright showroom with high-end finishes with one private office, bullpen area, kitchenette, and one washroom
- Warehouse with skylights and one washroom

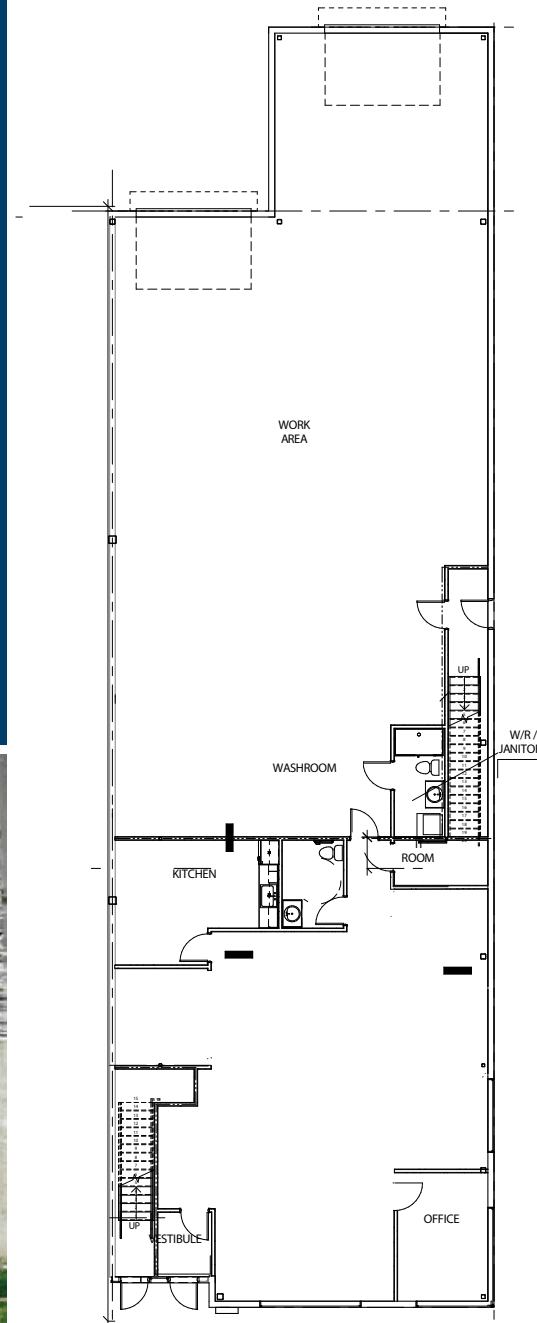
## SECOND FLOOR:

- Skylight windows providing lots of natural light
- 3 large executive offices, open office area with two workstation washrooms and kitchenette
- Main executive office includes private washroom with shower

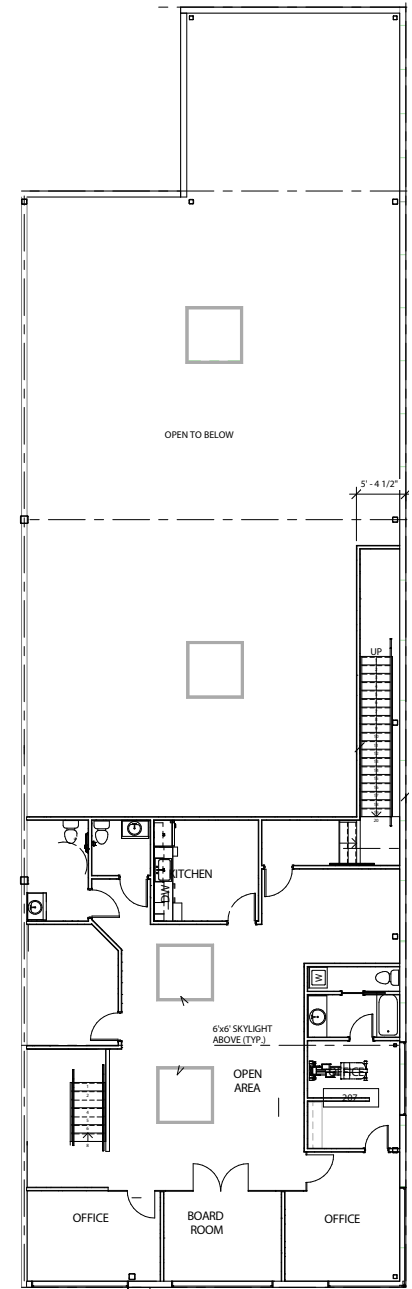


# FLOOR PLAN

## Main Floor



## Second Floor



# MAIN FLOOR



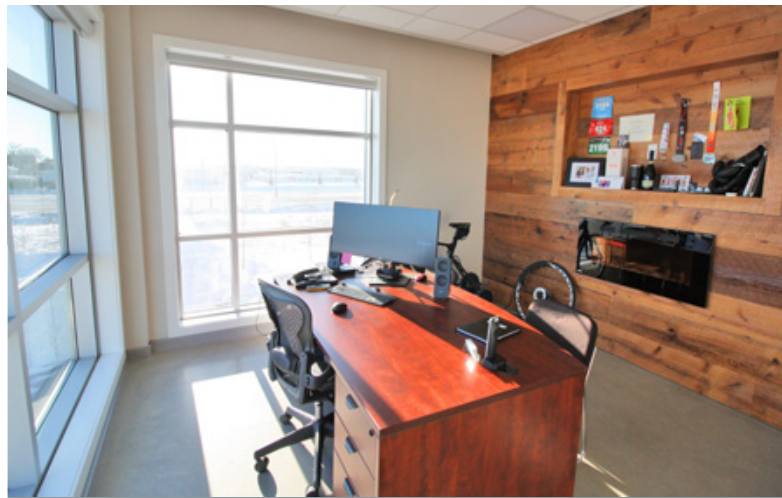
Click on the icon to view more pictures

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# SECOND FLOOR



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# GREAT **EXPOSURE** ONTO GLENMORE TRAIL STREET SE

GLENMORE TRAIL SE

29,000  
VEHICLES PER DAY

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DRIVING DISTANCE		
	Glenmore Trail SE (52 Street SE)	3 Mins
	Stoney Trail SE (Glenmore Trail SE)	8 Mins
	Deerfoot Trail SE (Glenmore Trail SE)	9 Mins
	Deerfoot Trail SE (Peigan Trail SE)	11 Mins
	Downtown Calgary	20 Mins
	YYC International Airport	30 Mins

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