



**± 12,352 SF CLASS "A"**  
INDUSTRIAL BAY  
TWO DOCK & ONE DRIVE-IN



**SHORT TERM LEASE AVAILABLE**

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Developed by **Beedie**

Awarded for excellence from  
the Urban Development Institute (UDI)

**FOR SALE |**  
**5423 – 61 Avenue SE, Unit 150**  
Starfield Industrial, Calgary, AB

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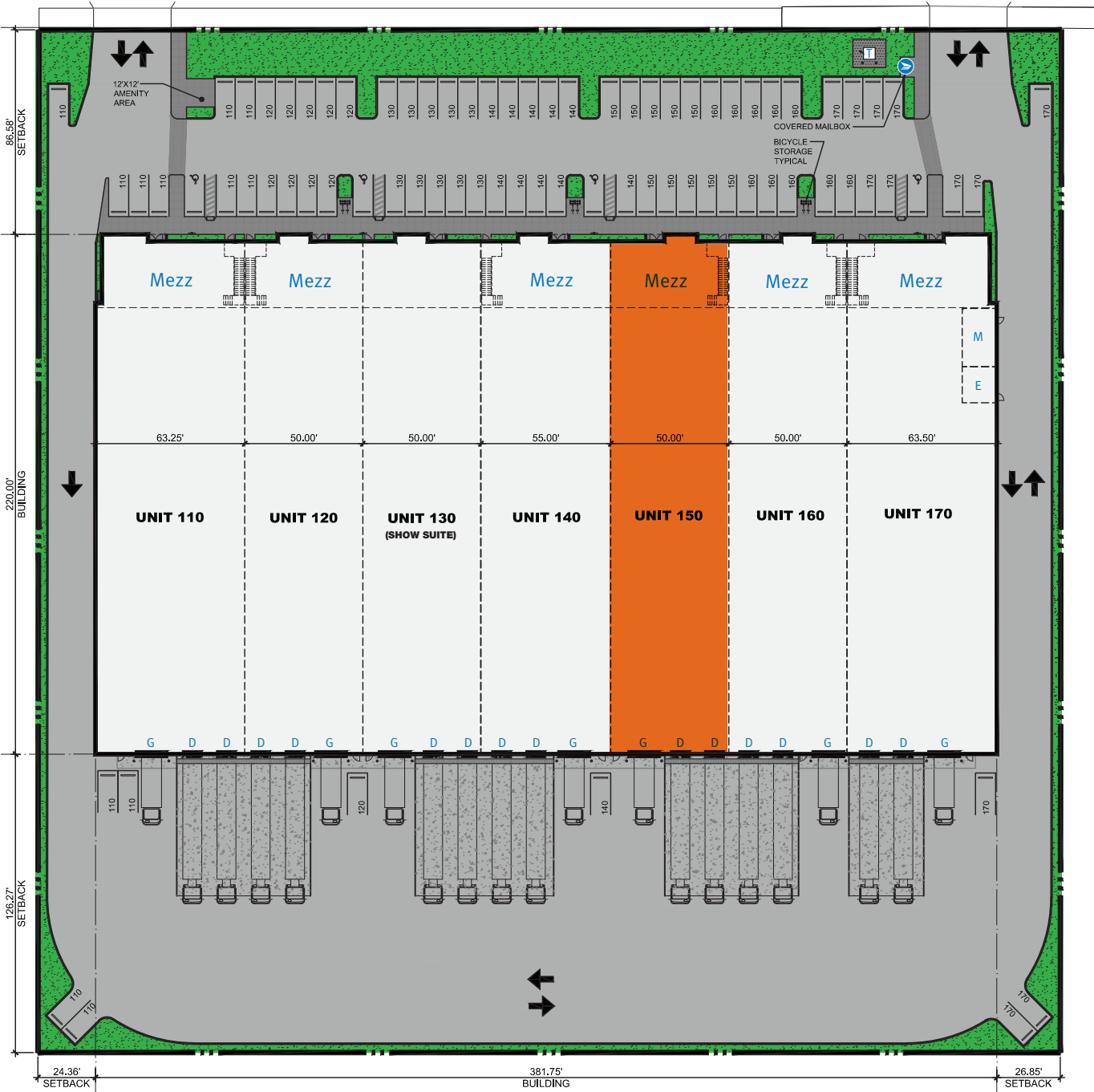
## PROPERTY DETAILS

- **ZONING:** Industrial General (I-G)
- **YEAR BUILT:** 2018
- **SIZE BREAKDOWN**  
Unit Footprint: ± 10,910 SF  
Concrete Mezzanine: ± 1,442 SF  
Total: **± 12,352 SF**
- **LOADING:** 2 Dock (8'w x 10'h)  
1 Drive-in (12'w x 14'h)
- **CLEAR HEIGHT:** 26'
- **POWER:** 200 Amps @ 347 / 600 Volts
- **PARKING:** 10 stalls
- **SPRINKLERED:** ESFR
- **SALE PRICE:** **\$2,295,000.00**
- **PROPERTY TAX (2020) :** \$40,317.69 / Annually
- **CONDO FEES (2020):** \$1,193.63 / Month
- **AVAILABILITY:** Immediate

## COMMENTS

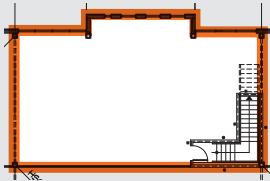
- **SHORT TERM LEASE AVAILABLE**
- Class "A" industrial bay built by Beedie Development
- ± 1,442 SF concrete mezzanine
- 2 dock (8'w x 10'h) and drive loading (12'w x 14'h)
- Skylights throughout the bay
- LED lighting
- 500 lbs PSF live floor load with 8,000 lbs racking point load
- Close proximity to 52 Street, Glenmore Trail, Deerfoot Trail and Stoney Trail SE



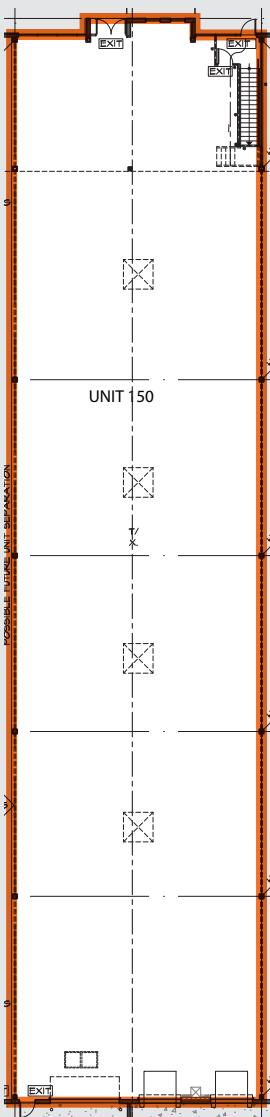


# FLOOR PLAN

Mezzanine Plan



Main Floor Plan









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## 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.





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