



# For Lease

## **Centre 77** 4905 77th Ave SE, Calgary, AB

### **Opportunity**

Centre 77 is a small-bay, multi-tenant industrial building comprised of 55,305 square feet on 2.76 acres. This flexible property offers 18' clear ceiling heights and rear dock and drive-in loading. With quick and convenient access to 52 Street SE, Barlow Trail and Glenmore Trail, Centre 77 is suitable for a wide range of warehousing, servicing and light manufacturing occupiers.

### **Contact**

#### **Taylor Archer**

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# Features

## Rentable Area

Office: 1,772 sf

Warehouse: 4,980 sf

**Total: 6,752 sf**

\*4 offices, open area, reception and kitchen

## Availability

August 1, 2024

## Lease Rate

\$12.00 psf

## Op Costs & Taxes

\$4.24 psf

## Clear Height

18'

## Power

200 amps @ 600 volts

## Loading

1 Dock Door, 1 Drive in Door

## Zoning

I-G ( Industrial General)

## Construction

Pre-cast concrete

## Lighting

T-5

# Main Floor Plan

