

FOR LEASE INDUSTRIAL SPACE



# FOOTHILLS WEST

2590 - 61 AVENUE S.E., CALGARY, AB



## MULTI-TENANT WAREHOUSE FACILITY IN THE FOOTHILLS INDUSTRIAL PARK

Foothills West is a three building distribution warehouse complex completed in 2000. The property comprises two high capacity multi-tenant office warehouse buildings and one freestanding single tenant office, technical and shop building for a total of 407,666 sq. ft. These buildings are situated on 26.4 acres of land on the north side of 61st Avenue S.E. in the west end of Foothills Industrial Park in Southeast Calgary.

March 2022 Availability:  
43,692 SF

- Three bay unit with approximately 2,800 SF of front showroom office.
- 4 dock loading doors (9'x8') with hydraulic levelers.
- 1 oversized drive-in door (16' x 10')

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## TENANT COST

OPERATING COSTS	REALTY TAX	TOTAL ADDITIONAL RENT	
Veritas Bldg. \$3.73/SF	\$2.86/SF	\$6.59/SF	(2022 est.)
East Bldg \$1.61/SF	\$2.16/SF	\$3.77/SF	(2022 est.)
<b>West Bldg \$1.49/SF</b>	<b>\$2.16/SF</b>	<b>\$3.65/SF</b>	<b>(2022 est.)</b>

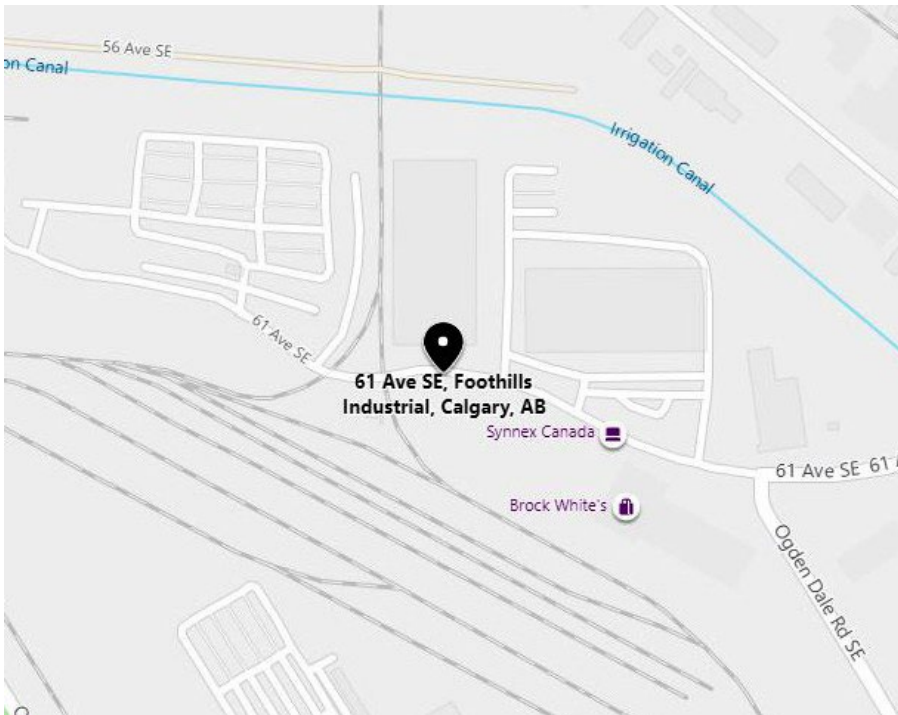
## BUILDING DETAILS

- Total Space: 407,666 SF +/-
- Available Space: 43,692 SF +/-
- Height: 28' ceiling height +/-
- Shipping Doors: Drive in: 1, Dock: 4
- Power: 200 amp, 600 volt
- Leasing District: Foothills Industrial Park

## BUILDING AMENITIES

- Easy access to public transit
- Loading area
- Parking available

## LOCATION



61 Avenue S.E. Units 2500-2590, Calgary, AB



Aerial View

## FOR MORE INFORMATION

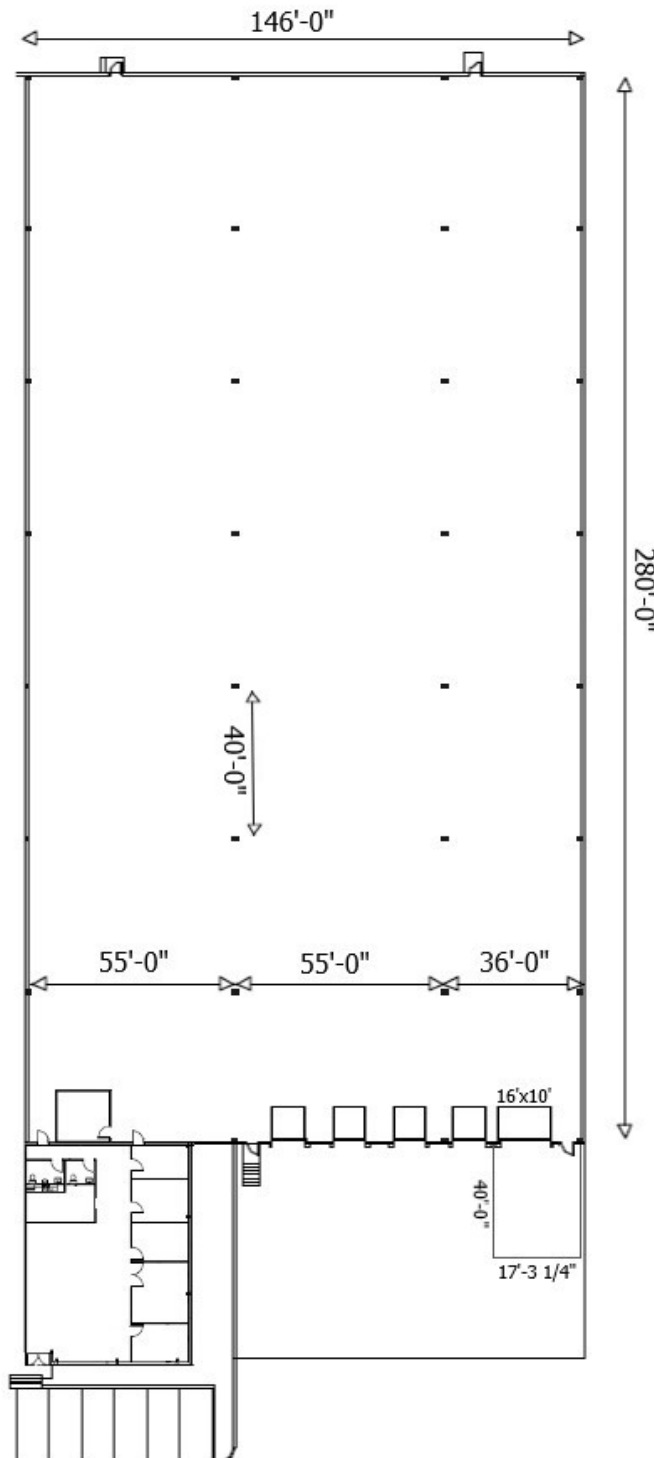
**SHANNON POTTER**  
 Director, Leasing  
 spotter@morguard.com  
 403-213-9701

[VIEW THIS PROPERTY ONLINE HERE](#)

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## Floor Plan / Site Plan



### 2590 – 61<sup>st</sup> Avenue S.E.

Rent: Market

2022

Total Additional Rent: \$3.65 (psf)

Operating Costs: \$1.49 (psf)

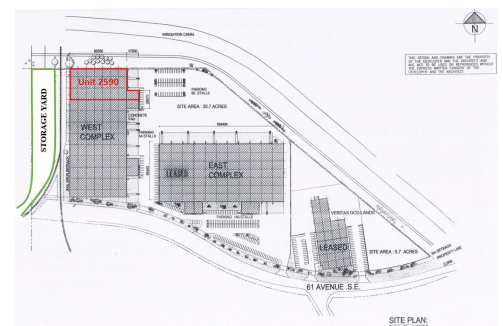
Realty Tax: \$2.16 (psf)

Available: March 1, 2022

### UNIT SPECIFICATIONS

<b>Constructed:</b>	1999
<b>Zoning:</b>	I-G Industrial
<b>Unit:</b>	Three bay unit
<b>Office:</b>	2,800 sq. ft. of front showroom office
<b>Warehouse:</b>	40,892 sq. ft.
<b>Storage Yard:</b>	Approximately 60,000 sq.ft. (600' x 140')
<b>Column Grid:</b>	40' x 55'
<b>Dock Doors:</b>	4 - dock loading (9' x 8') with hydraulic levelers 1 – Oversized Drive-in Door (16' x 10')
<b>Clear Heights:</b>	28' Warehouse & 8'6" Office
<b>Heating:</b>	Gas fired unit heaters and suspended infrared gas fired heaters in warehouse
<b>Lighting:</b>	T8 in office; T5 fluorescent in warehouse
<b>MUA:</b>	1 – 10,000 CFM
<b>Sprinkler System:</b>	ESFR
<b>Electrical Service:</b>	200 amp 347/600 volt

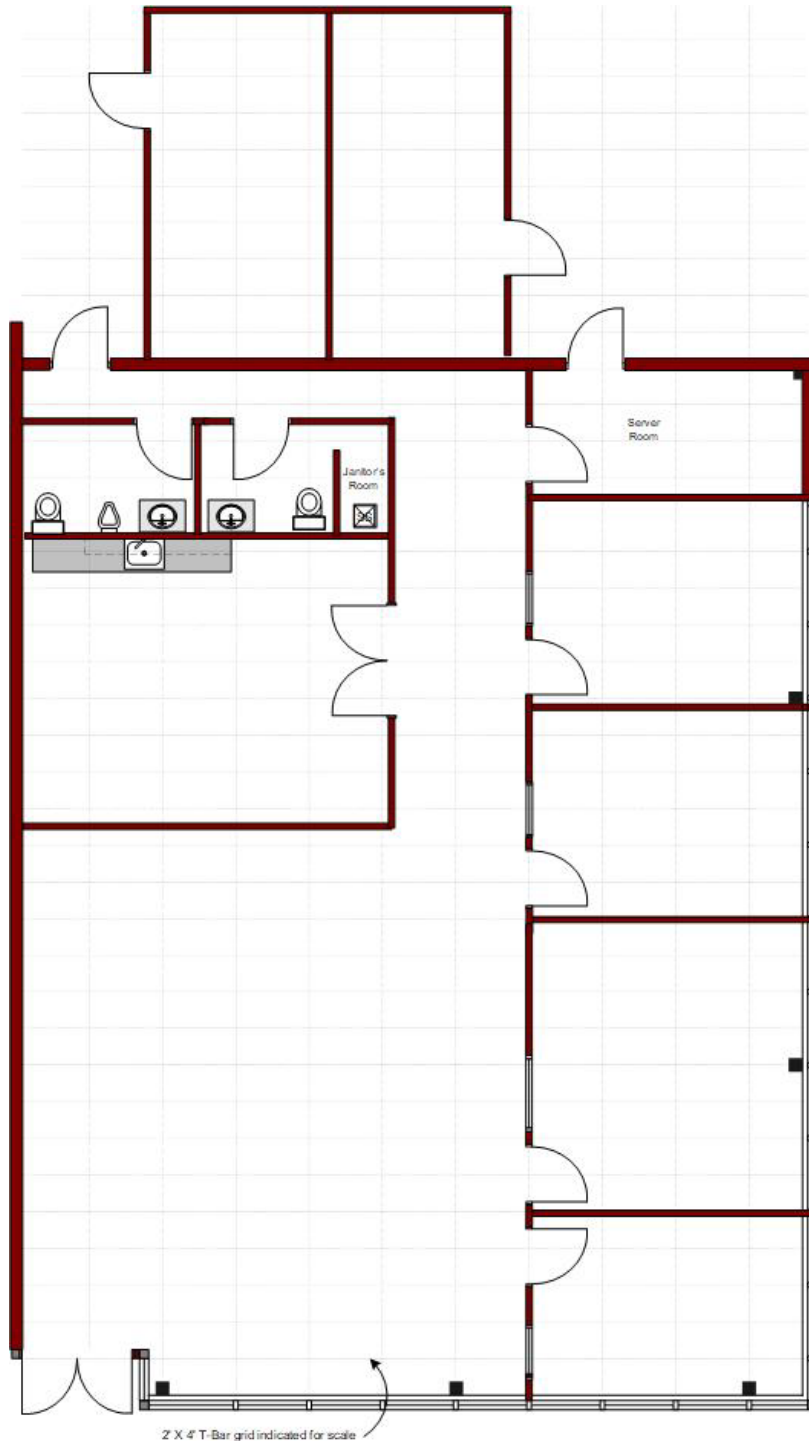
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## Office Layout



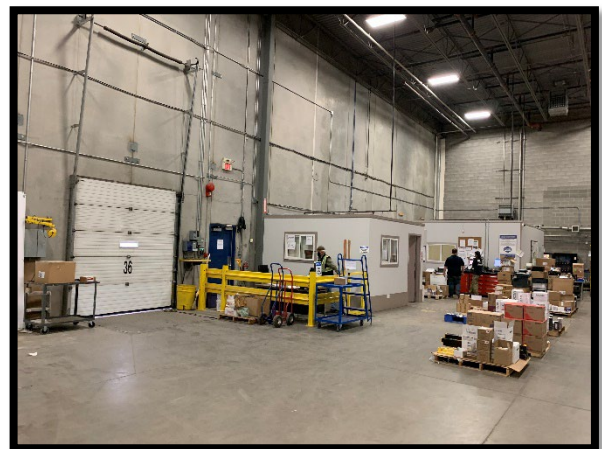
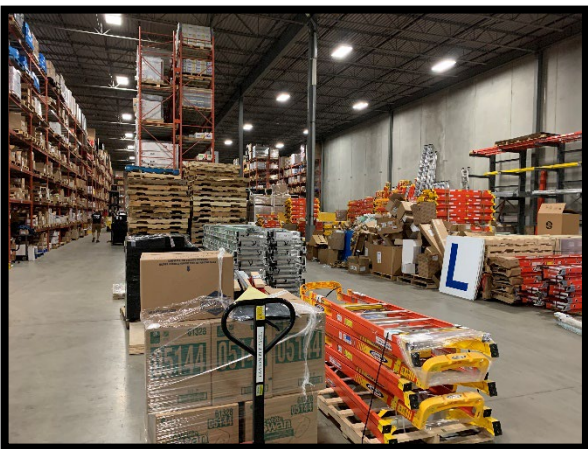
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Morguard

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## Current Indoor Photos



## OWNED & MANAGED BY MORGUARD

Morguard is one of North America’s leading, fully integrated real estate organizations with an extensive owned and managed portfolio valued at nearly \$19.5 billion. With more than 45 years of experience and a dynamic team of 1,300 professionals, we have created a broad and efficient real estate platform to provide operational excellence through leading edge systems, comprehensive tenant services and responsible sustainability principles in our properties.

Locally, Morguard is responsible for the management of approximately 3.1 million square feet of mixed commercial real estate. The Building Owners and Managers Association of Calgary has recognized Morguard on a number of occasions for its outstanding service to its tenants through its Building of the Year and Operations Team of the Year Awards.

The property is maintained and serviced by Morguard’s suburban operations team who are directly responsible for the customer service, maintenance and security of the buildings. Tenant response is a priority. These personnel are backed up by senior management staff based in Calgary.

## TENANT SERVICES



Morguard’s national program, GREEN LINK, serves as the foundation for Morguard to adopt a continuous “green” operation of its properties and maintain employee and tenant awareness by promoting green building programs, technologies, and design practices.

## SERVICE 24 LINK

Service Link is Morguard’s web-enabled service solution designed to simplify tenant requests and provide fast, responsive, quality service. Whether it be repairs, climate control, security, cleanup or other building needs, Service link facilitates maintenance and service requests, 24 hours a day, and monitors the real-time progress through to completion.

