

## 5502 56<sup>th</sup> Avenue



Address:	5502 56 <sup>th</sup> Ave, Calgary, AB
Size:	20,174 sq. ft.
Classification:	I-G Industrial – General District
Tenant:	Advance Engineered Products
Lease Maturity:	May 2035

5502 56<sup>th</sup> Avenue in Calgary, Alberta, is an industrial property with a rentable area of 20,174 square feet comprised of a two-storey office and shop building. The 3.1 acre property is located in the Starfield Industrial Park 10km southeast of the downtown core, with good access to local and regional transportation routes.

5502 56<sup>th</sup> Avenue is leased on a 25 year term to Advance Engineered Products. Advance Engineered Products is a private manufacturer founded in 1984 and is headquartered in Regina. Advance operates three different, but synergistic businesses:

- Liquid and bulk specialty tank trailers (Regina, Edmonton, Calgary),
- Vacuum truck systems (Nisku), and
- Precision and military metal fabrication (White City).