

Rare Small Bay in
Douglasglen Business Park
// ± 3,680 SF

FOR LEASE

2880 107 Ave SE, Bay 110, Calgary, AB



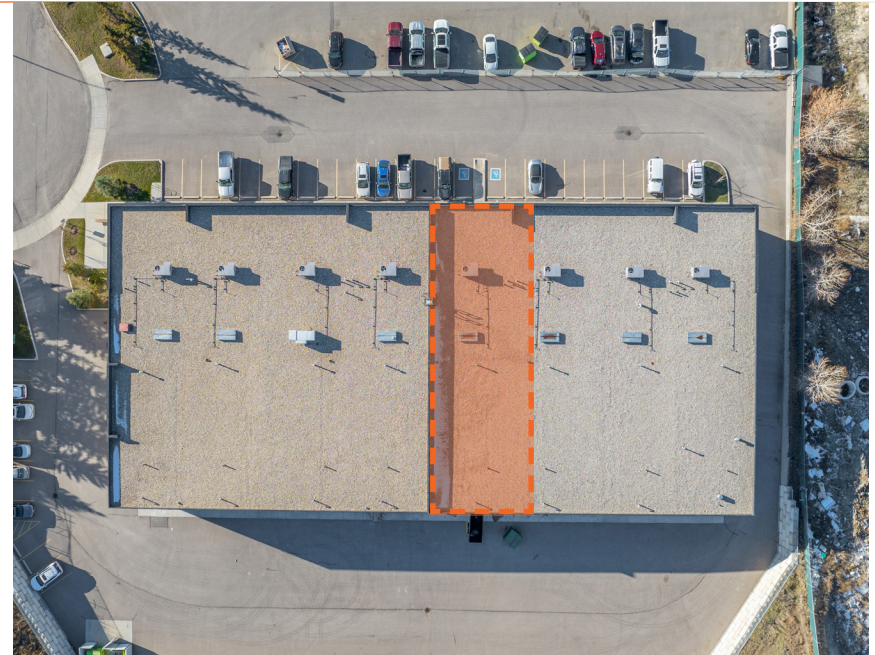
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PROPERTY HIGHLIGHTS



- Bay dimensions are 115 feet deep by 32 feet wide
- Office layout includes 3 offices, reception, kitchenette, and one washroom
- 75' clear loading area at rear of the property
- Attractive development built in 2014
- Close proximity to Barlow Trail SE, Deerfoot Trail SE, and 114th Avenue SE

PROPERTY OVERVIEW

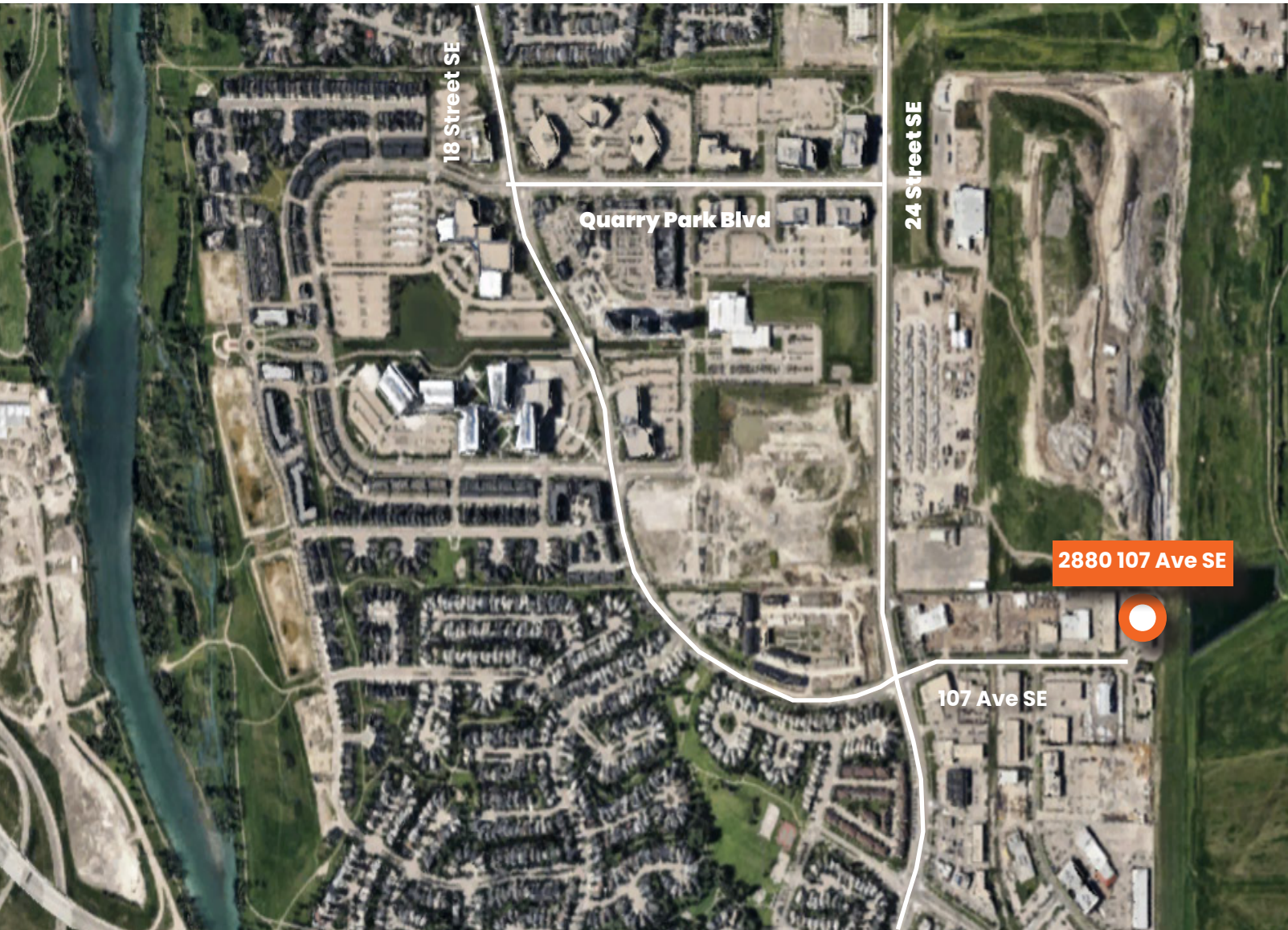
Address:	2880 - 107 Avenue SE, Bay 110
District:	Douglasglenn Industrial
Zoning:	Industrial General (I-G)
Office Area:	± 960 SF
Warehouse:	± 2,720 SF
Total Square Footage:	± 3,680 SF

Net Rent:	Starting at \$15.00 PSF
Operating Costs:	\$7.94 PSF (Est. 2024)
Clear Height:	22' (TBV)
Loading:	1 Drive-in (14'x14')
Power:	200 A (TBV)
Parking:	Unreserved
Availability:	March 1st, 2025

LOCATION

Located in SE Calgary, Douglasglan Industrial, with convenient access to major thoroughfares for shipping and distribution.

Various amenities in the vicinity including local bus routes, Quarry Park Market, Anytime Fitness, YMCA, Gold's Gym, Heritage Shopping Centre and many local restaurants.



Drive Times:

Barlow Trail SE: **4 minutes**
Deerfoot Trail SE: **6 minutes**
Calgary Airport: **21 minutes**

Nearby Amenities

Easy accessibility & close proximity to:



banks & financial services



restaurants & fast food

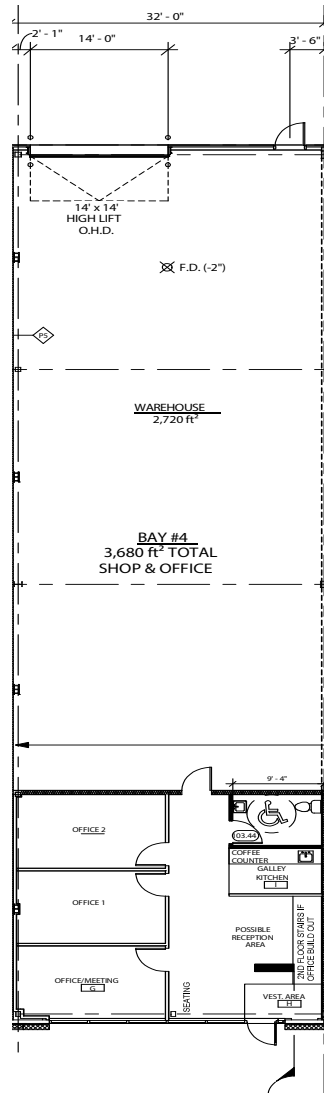


fuel / charging stations

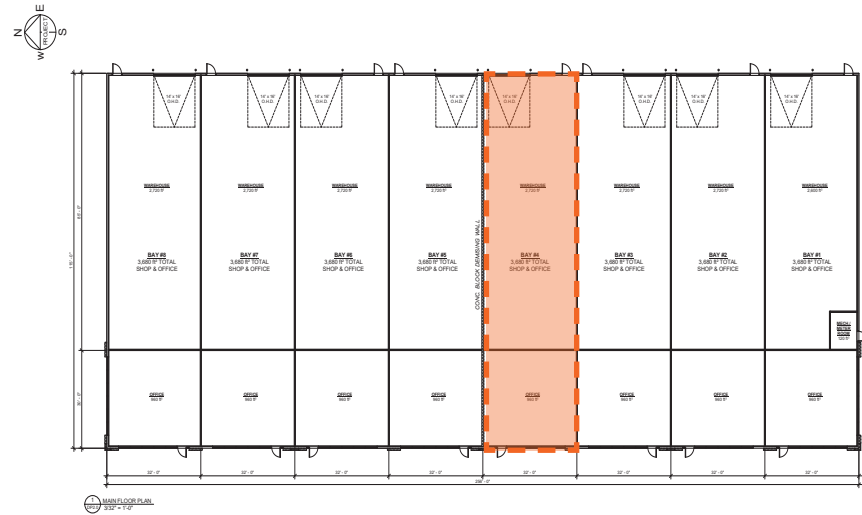


Prime Industrial park location

PLANS // 2880 - 107 Avenue SE, Bay 110



Site Plan (below)



Floor Plan (left)

Total floor plan area is ± 3,680 SF.
The warehouse or main floor is ± 2,720 SF and the office area on the second floor is ± 960 SF.



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