

INDUSTRIAL BAY
CENTRALLY LOCATED
WITH YARD
// ± 1,800 SF

FOR LEASE

3605 Bonnybrook Rd SE, Bay C, Calgary, AB



Jason Natale | Vice President
403.402.3129 | jnatale@cdnglobal.com

Ethan Fong | Associate
604.910.2128 | efong@cdnglobal.com

CDN Global Advisors Ltd. 736 6th Ave SW, Suite 1010
Calgary, Alberta T2P 3T7 www.cdnglobal.com

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PROPERTY HIGHLIGHTS



- Small bay opportunity in central market
- 1,800 industrial bay with a small reception area
- Heavy power 200 Amps with upgraded new panels
- Clean and recently painted warehouse
- Small storage mezzanine (Approx. 200 SF)
- Fenced rear loading area
- With 700 SF of available yard
- New LED lighting
- Close proximity to Ogden Road SE, and Blackfoot Trail

PROPERTY OVERVIEW

Address:	3605 Bonnybrook Rd SE, Bay C
District:	Alyth/Bonnybrook Industrial
Zoning:	Industrial - Redevelopment (I-R)
Office Area:	± 200 SF
Warehouse Area:	± 1,600 SF
Total Square Footage:	± 1,800 SF
Storage Mezzanine:	± 200 SF
Clear Height:	18' (TBV)

Loading:	1 Drive-in (10'w x 12'h)
Power:	200 Amps @ 208 Volt, 3 - Phase
Lease Rate:	Starting at \$15.00 PSF
Operating Costs:	\$5.95 PSF (est. TBV)
Parking:	2 Stalls
Term:	5 Years
Availability:	Immediate
Yard:	TBV

INTERIOR FEATURES //



LOCATION

Located in SE Calgary, Alyth/Bonnybrook Industrial district, with convenient access to major thoroughfares for shipping and distribution.

Successful Calgary businesses within the immediate area: **Brothers Fabrication, Bershars Furniture Restoration, Alberta Plating Ltd, Alberta Distillers Limited and many more.**



Drive Times:

Blackfoot Trail: **5 minutes**
Deerfoot Trail SE: **7 minutes**
Calgary Airport: **18 minutes**

Nearby Amenities

Easy accessibility & close proximity to:



Unique location



restaurants
& fast food

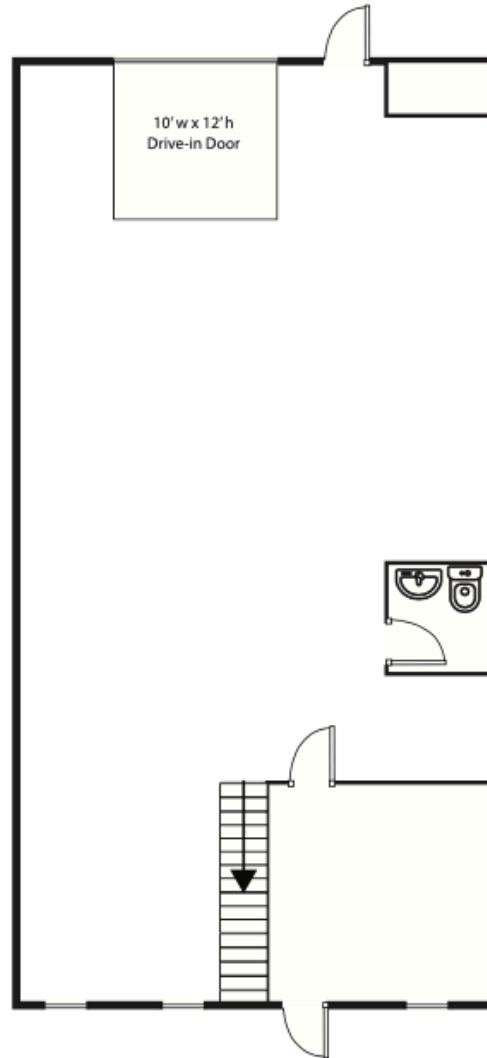


fuel / charging
stations



FLOOR PLANS

Total floor plan area is $\pm 1,800$ SF. The warehouse is $\pm 1,600$ SF and the office area is ± 200 SF, with storage mezzanine is ± 200 SF.





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