

MANUFACTURING FACILITY WITH YARD

Heavy Power and Paint Shop



FOR LEASE | Bay #3 & 4, 9815 - 48 Street S.E.
Calgary, AB

Lead Agent

Harvey Aronovich

Associate Vice President

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FOR LEASE |

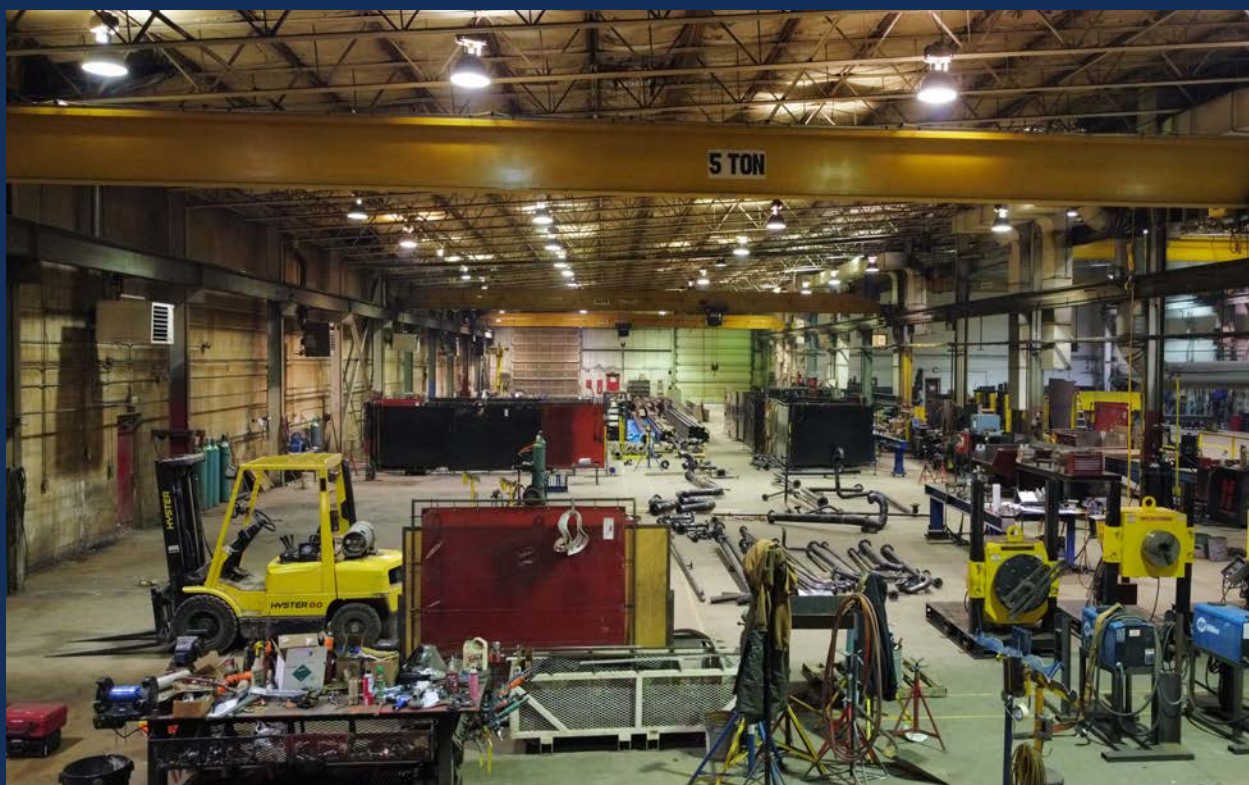
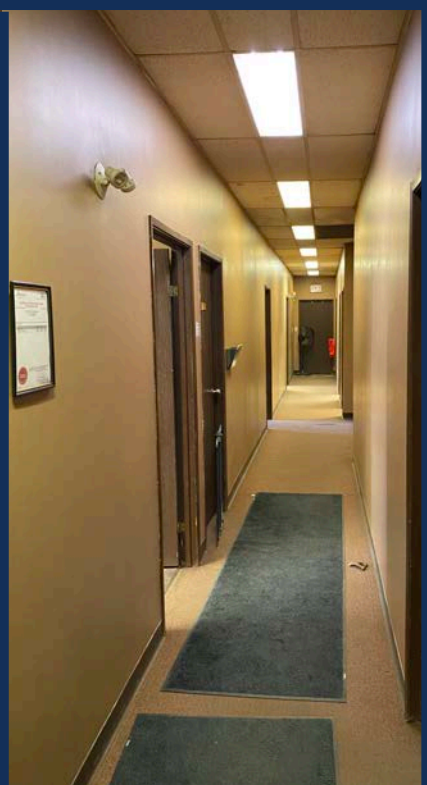
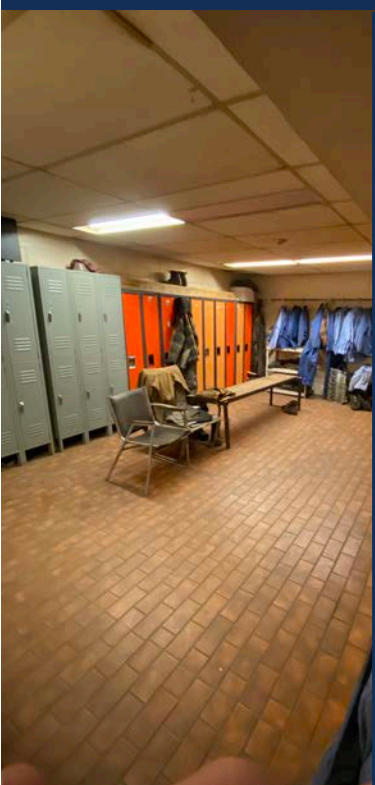
PROPERTY DETAILS

• DISTRICT:	South Foothills Industrial	
• ZONING:	Industrial General (I-G)	
• SIZE*:	Office (Two Floors):	4,020 SF
	Shop:	<u>33,098 SF</u>
	Total:	37,118 SF
• FENCED YARD:	Yes	
• LOADING:	4 - 16' x 20' OHD 1 - 25' x 27' Slider	
• CLEAR HEIGHT:	18' to 26'	
• POWER:	400 Amp @ 480 Volt, 3 Phase per bay	
• CRANES:	4 - 5 Ton Cranes (2 per bay) 19' & 16' Hook Height	
• LEASE RATE:	\$9.00 PSF	
• OPERATING COSTS (2023):	\$4.00 PSF	
• AVAILABILITY	May 15, 2023	

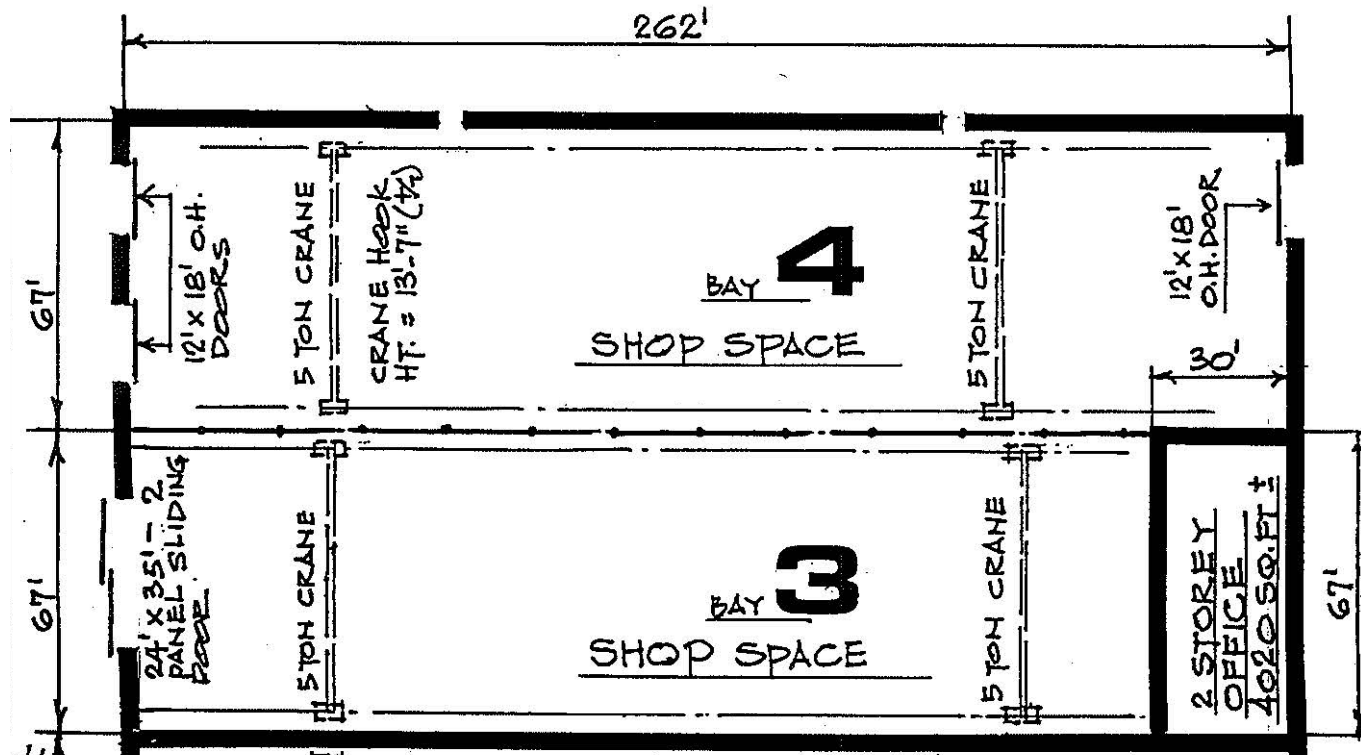
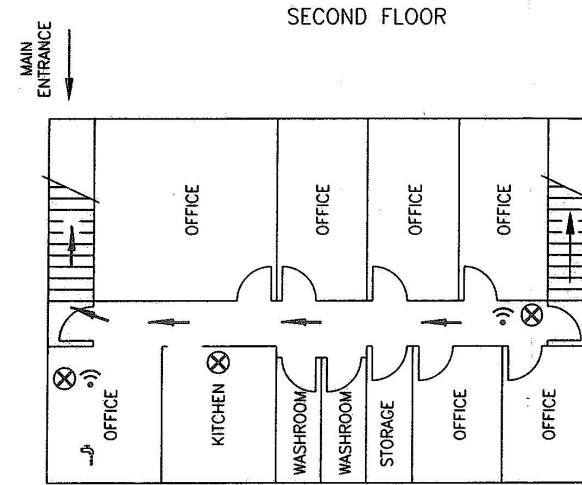
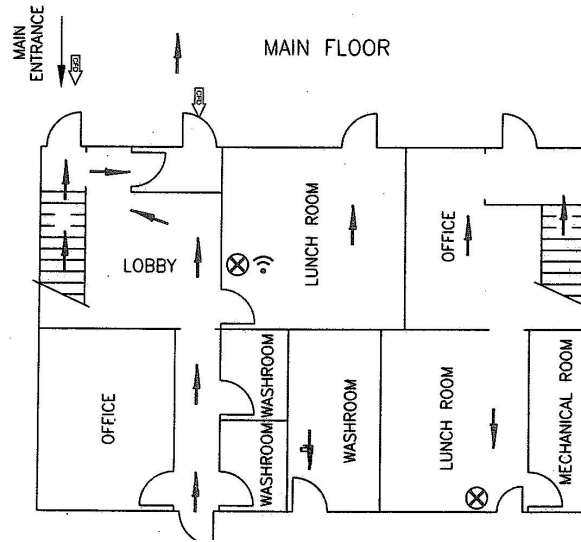
COMMENTS

- Easy access to Deerfoot Trail, Glenmore Trail and Stoney Trail
- Prime fabrication facility with ample room for storage
- Access to large Yard off of 98th Street S.E.





FLOOR PLAN

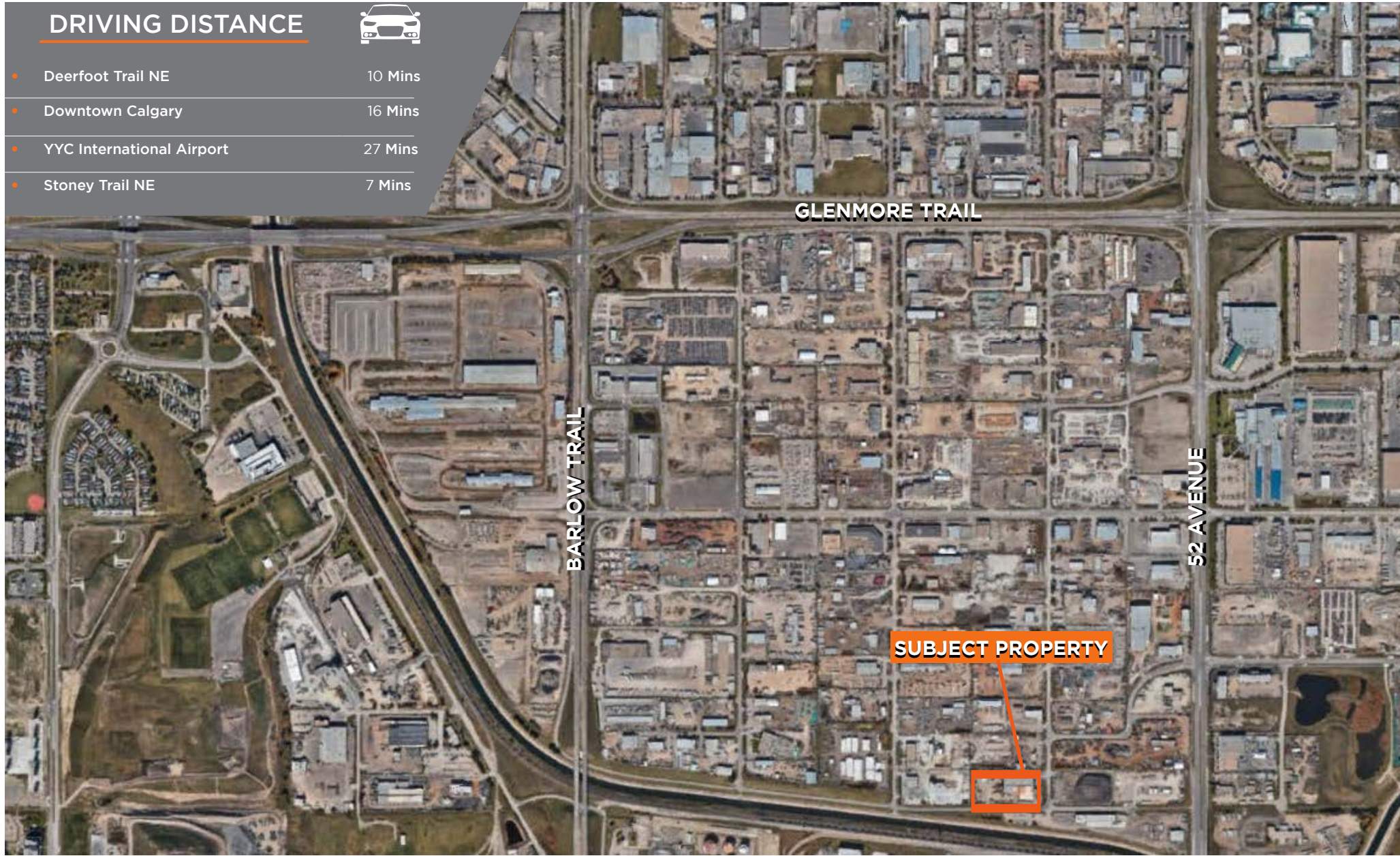


*Floor plan not to scale

DRIVING DISTANCE



- Deerfoot Trail NE 10 Mins
- Downtown Calgary 16 Mins
- YYC International Airport 27 Mins
- Stoney Trail NE 7 Mins



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