

# FOR LEASE

Bay #1-3, 4451 - 58 Avenue S.E.  
Calgary, AB



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**7,200 SF Bay**  
| S.E. Location with  
Recently Renovated

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Commercial Real Estate Advisors

# PROPERTY DETAILS

<b>Address:</b>	Bay #1-3, 4451 - 58 Avenue S.E.		
<b>District:</b>	Foothills Industrial		
<b>Zoning:</b>	Industrial General (I-G)		
<b>Square Footage:</b>	Total:	7,200 SF	
	Office:	2,234 SF	
	Warehouse:	4,966 SF	
	Bonus Mezzanine:	620 SF	
	*Lunchroom/ Storage @ no charge*		
<b>Sump:</b>	Yes (2)		
<b>Clear Height:</b>	18'		
<b>Loading:</b>	(2) 12' x 14' Drive-in Doors		
<b>Power:</b>	200 amps @ 120/208 volt		
<b>Lease Rate:</b>	<del>\$11.00 p.s.f.</del> with escalation		
<b>Op Costs (est. 2024):</b>	<del>\$10.00 p.s.f.</del>	\$6.37	
<b>Availability:</b>	August 1, 2024		



## PROPERTY HIGHLIGHTS

- Southeast location
- Quick access to Barlow Trail, Glenmore Trail, Deerfoot Trail and Stoney Trail
- Two sumps in Warehouse
- Updated Office Area
- Wide-bay configuration
- Additional parking available

# INTERIOR PHOTOS



BOARDROOM



OFFICE 1 OF 4



OFFICE HALLWAY



OFFICE LUNCHROOM

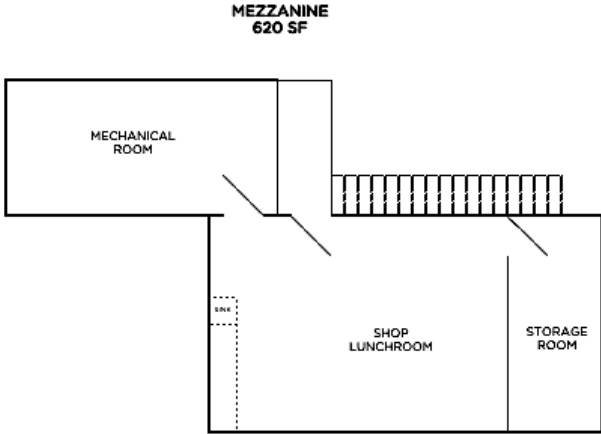
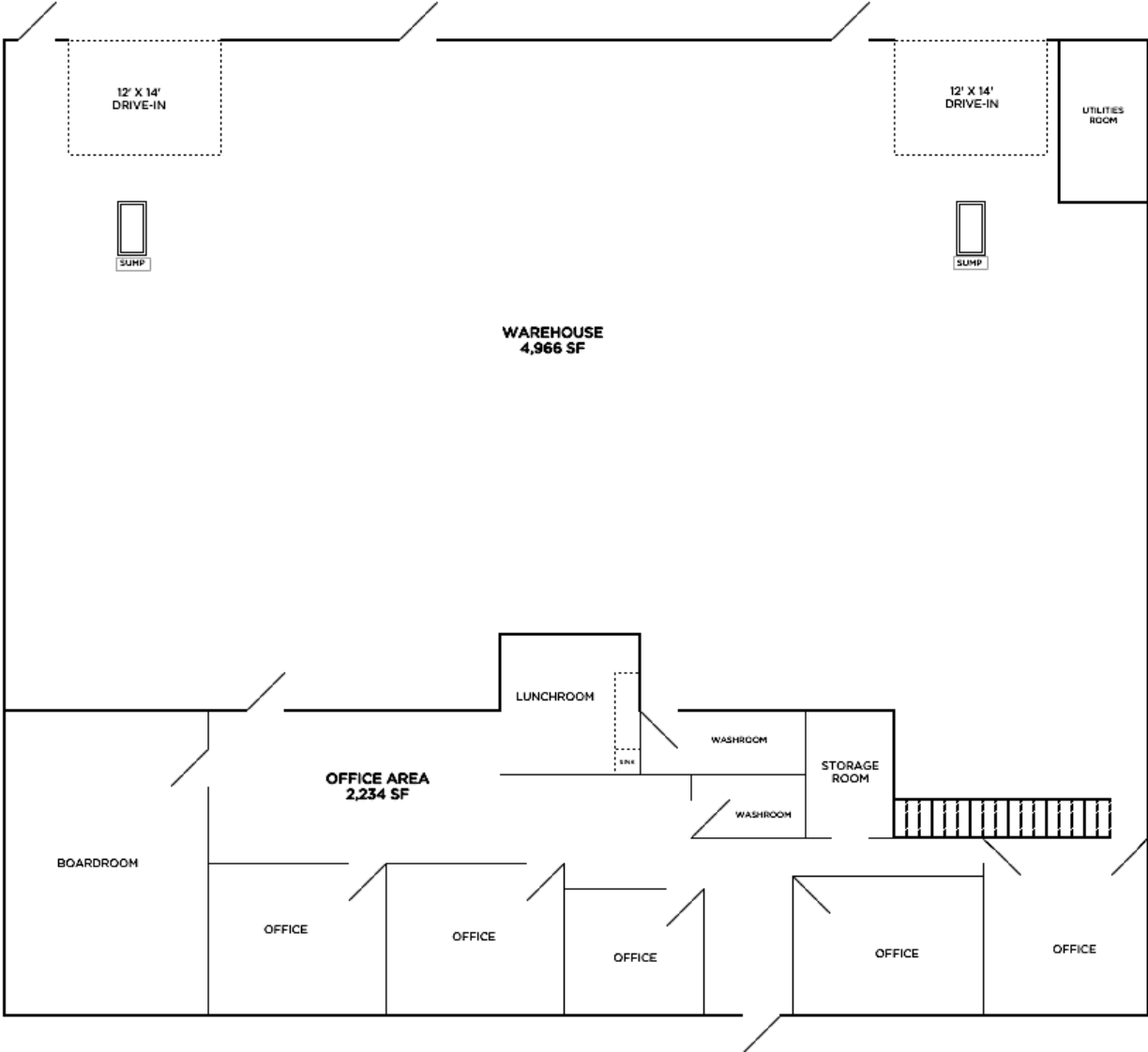


MEZZ. LUNCHROOM



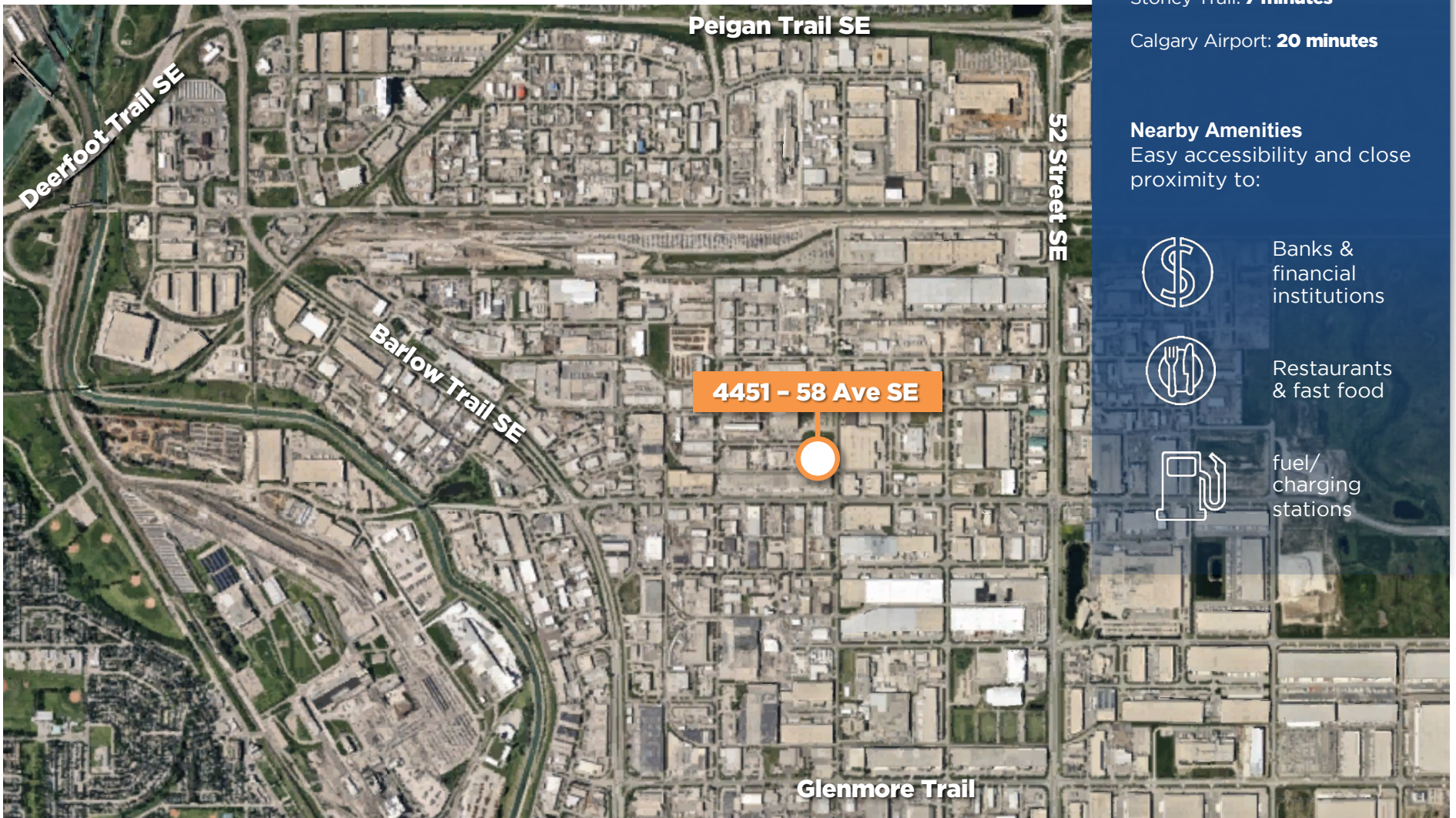
WAREHOUSE

# FLOOR PLAN



# LOCATION

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



**Drive Times:**

Deerfoot Trail SE: **5 minutes**

Stoney Trail: **7 minutes**

Calgary Airport: **20 minutes**

### Nearby Amenities

Easy accessibility and close proximity to:



Banks & financial institutions



Restaurants & fast food



Fuel/charging stations



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