

FOR LEASE

**Bay #5, 4451 - 58 Avenue S.E.
Calgary, AB**

4451 58 Ave SE

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2,600 SF Bay

| Central Location with
Drive-in Loading

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PROPERTY DETAILS

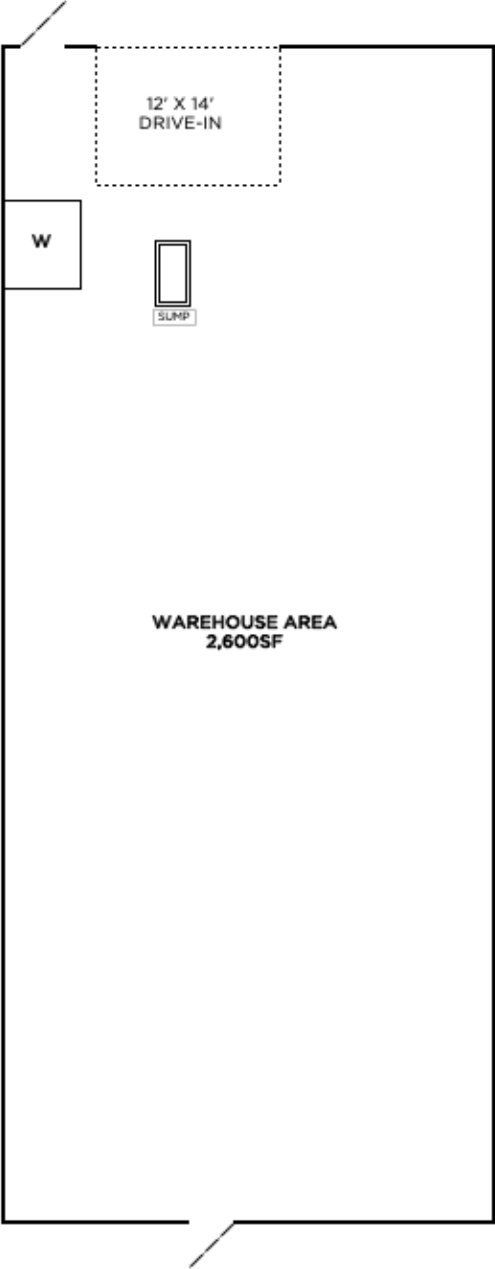
Address: Bay #5, 4451 - 58 Avenue S.E.
District: Foothills Industrial
Zoning: Industrial General (I-G)
Square Footage: Total: 2,600 SF
Office: N/A
Warehouse: 2,600 SF
Sump: Yes (1)
Clear Height: 18'
Loading: (1) 12' x 14' Drive-in Doors
Power: 200 amps @ 120/208 volt
Lease Rate: \$12.00 p.s.f. with escalation
Op Costs (est. 2024): \$6.37
Availability: August 1, 2024



PROPERTY HIGHLIGHTS

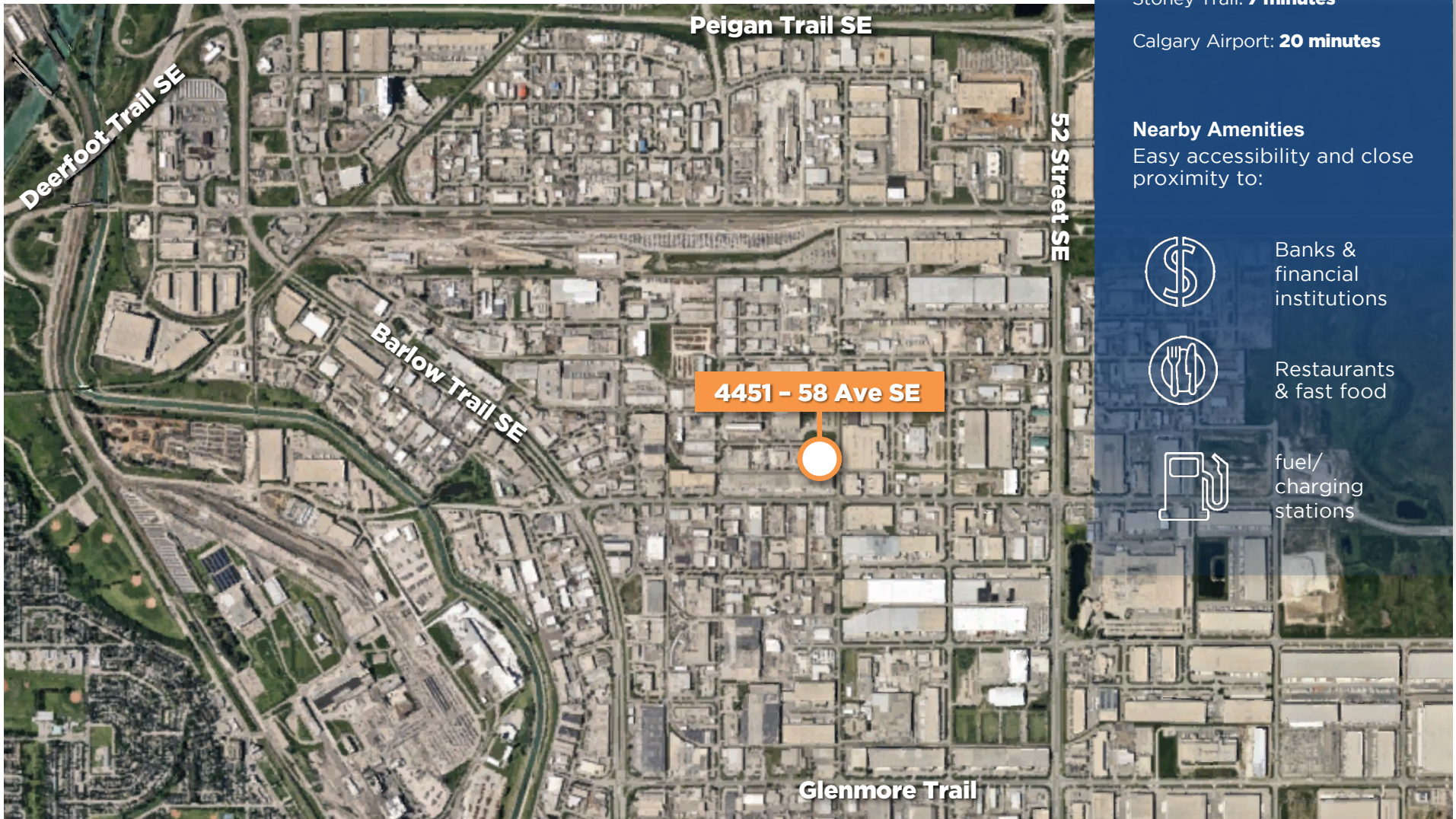
- Southeast location
- Quick access to Barlow Trail, Glenmore Trail, Deerfoot Trail and Stoney Trail
- ONE sumps in Warehouse
- Wide-bay configuration

FLOOR PLAN & INTERIOR FEATURES



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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