

EXTENSIVE OFFICE
BUILD-OUT
// 3,012 SF

FOR LEASE

11079 48 Street SE, Calgary, AB



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PROPERTY HIGHLIGHTS



- Attractive, modern exterior.
- Highly Visible and spacious wide bay.
- Large office to warehouse component.
- Reception area, 6 offices, boardroom, lunchroom & storage room.
- Ample double row parking.
- Spacious wide bay, 40' wide with drive-in access.
- Nearby amenities incl. hotels and shopping.
- Easy access to major transit routes.

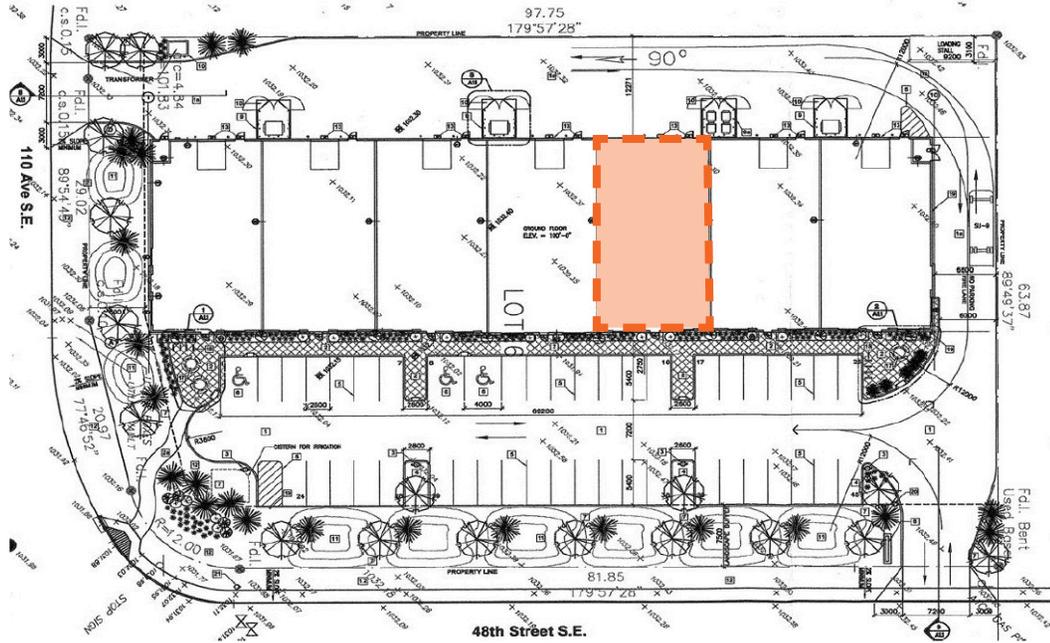
PROPERTY OVERVIEW

Address:	11079 48 St SE, Calgary, AB	Loading:	1 (10'W x 10'H) Drive-in Door
District:	South Foothills Industrial	Power:	100 Amp @ 600 Volt (can be stepped down to 200 amps @ 120/208 volt)
Zoning:	General District (I-G)	Lease Rate:	\$ 14.00 PSF
Total Square Footage:	3,012 SF	Operating Costs:	\$ 6.80 PSF
Office Area:	2,212 SF	Parking:	Double Row (parking plan incl.)
Warehouse:	800 SF	Availability:	October 1, 2025
Clear Height:	19' (TBV)		

INTERIOR FEATURES //

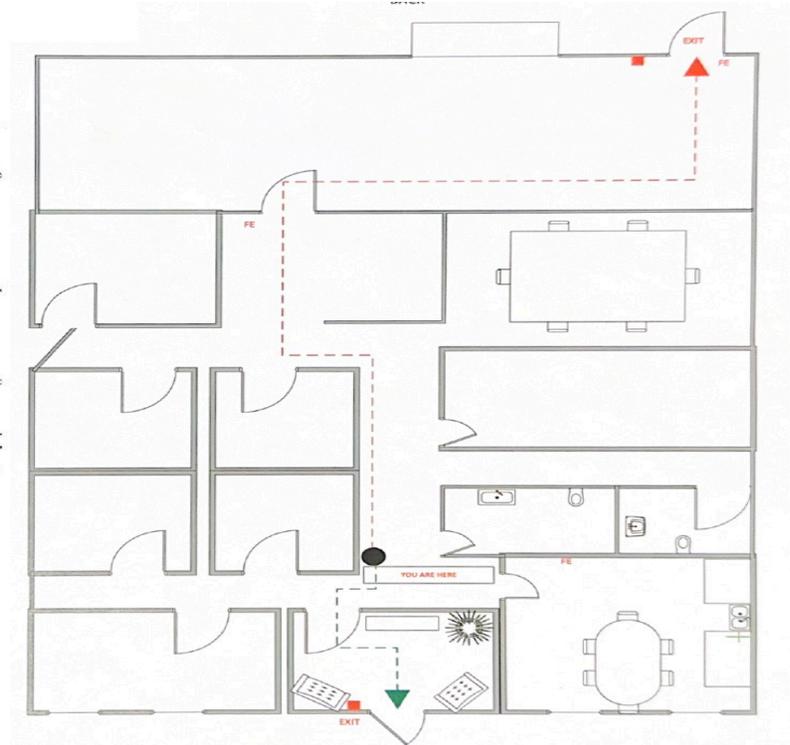


PLANS



Site Plan

Floor Plan



Total floor plan area is 3,012 SF. The office area is 2,212 SF, and the warehouse is 800 SF.

LOCATION

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



Drive Times:

Deerfoot Trail SE: **5 minutes**

Stoney Trail: **6 minutes**

Calgary Airport: **25 minutes**

Nearby Amenities

Easy accessibility & close proximity to:



banks & financial services



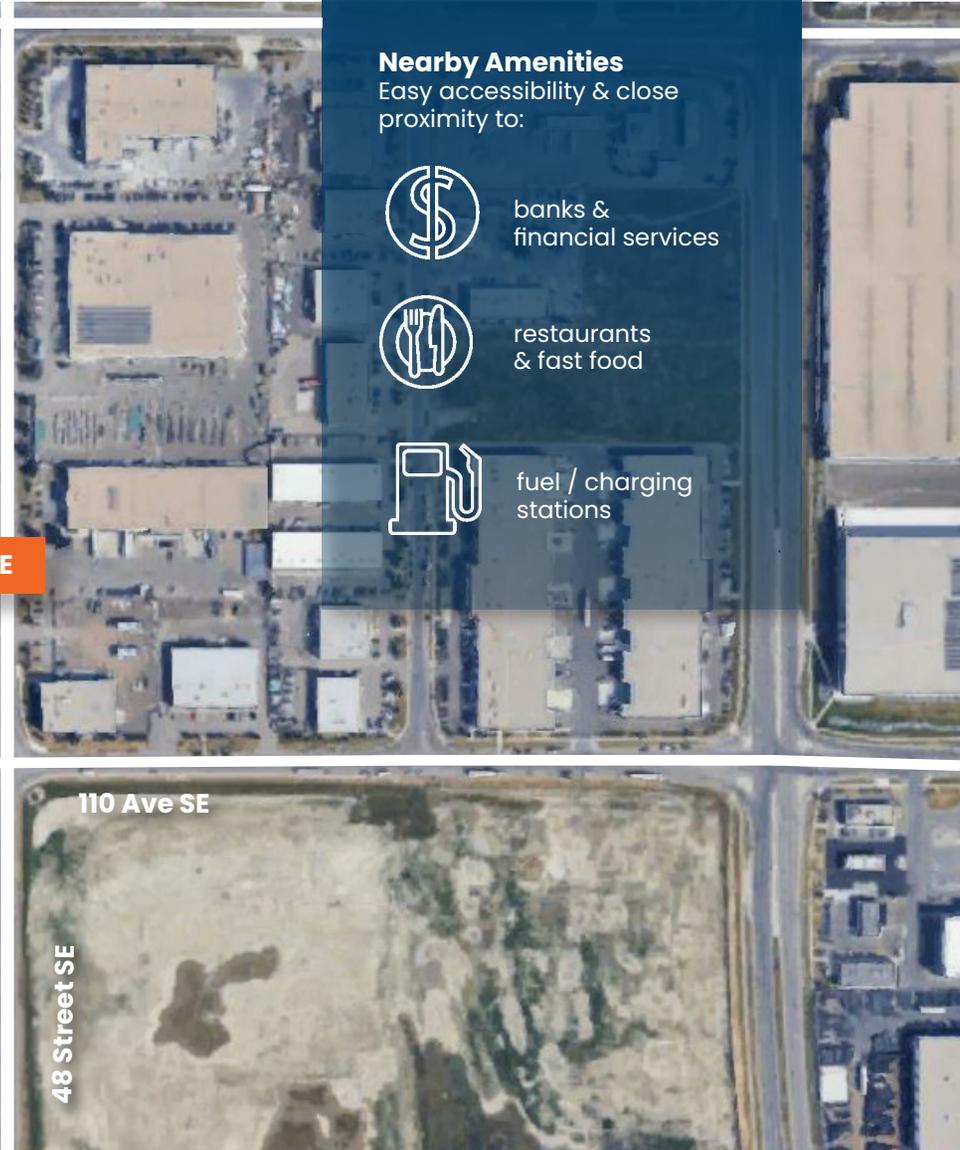
restaurants & fast food



fuel / charging stations



11079 48 St SE



110 Ave SE

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