

FOR LEASE

Bay 40, 999 - 57 Avenue N.E.
Calgary, AB



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3,060 SF Bay

| High Quality Industrial Bay with
Upgraded Office

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Commercial Real Estate Advisors

PROPERTY DETAILS

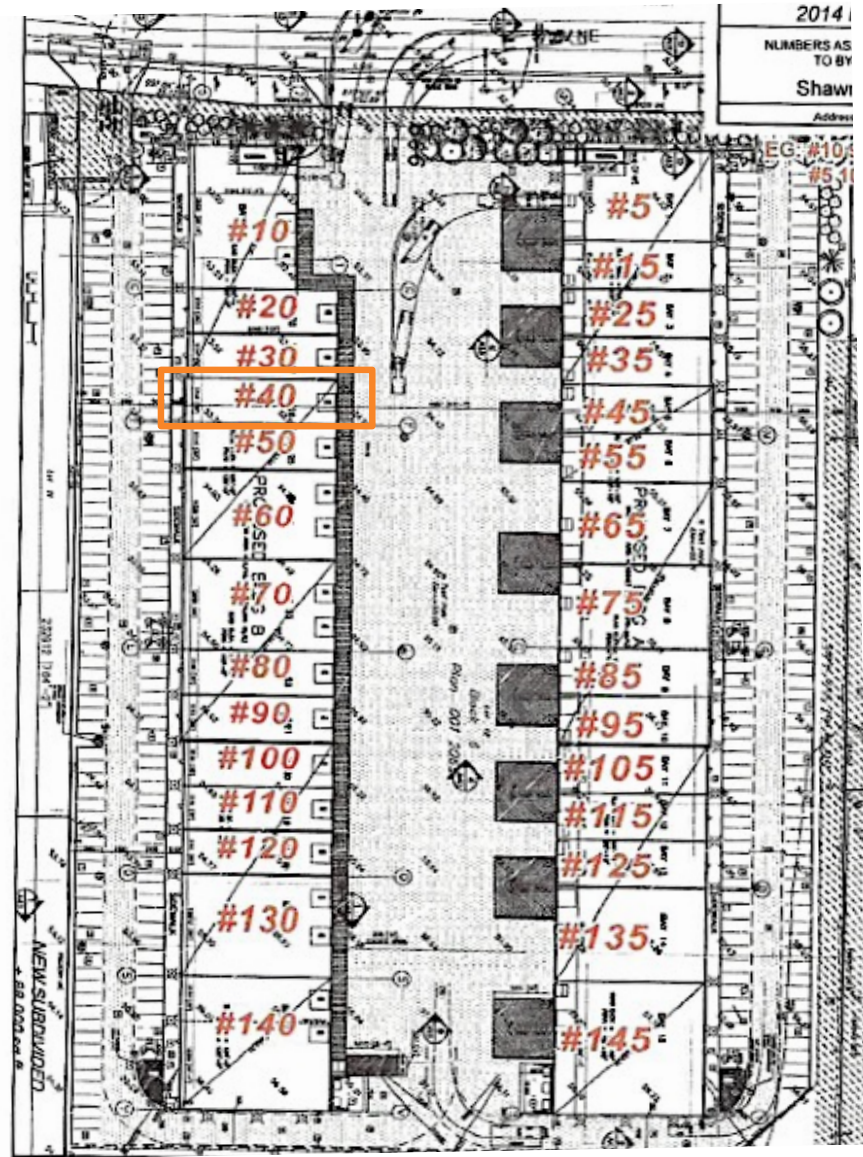
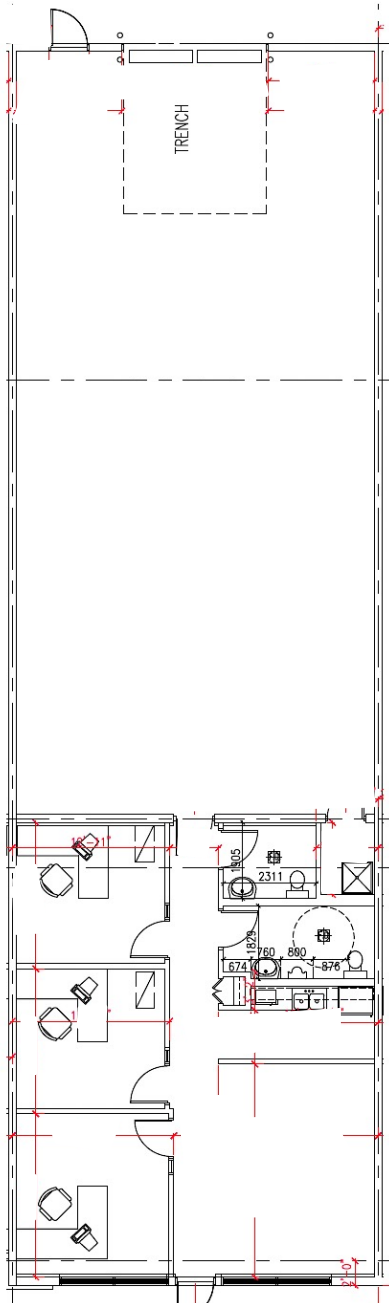
Address:	Bay 40, 999 - 57 Avenue N.E.
District:	Deerfoot Business Centre
Zoning:	Industrial General (I-G)
Square Footage:	Total: 3,060 SF Office: 1,150 SF Warehouse: 1,910 SF
Clear Height:	19'
Loading:	1 Drive-in Door, 12'W x 14'H (Electric Opener) Exterior Common Dock at South End of Property
Power:	100 AMPS @ 600 volt Stepped down to 200 Amps @ 120/208
Lease Rate:	\$14.00 with escalations
Term:	5 Years
Op Costs (est. 2024):	\$6.25
Availability:	February 1, 2025



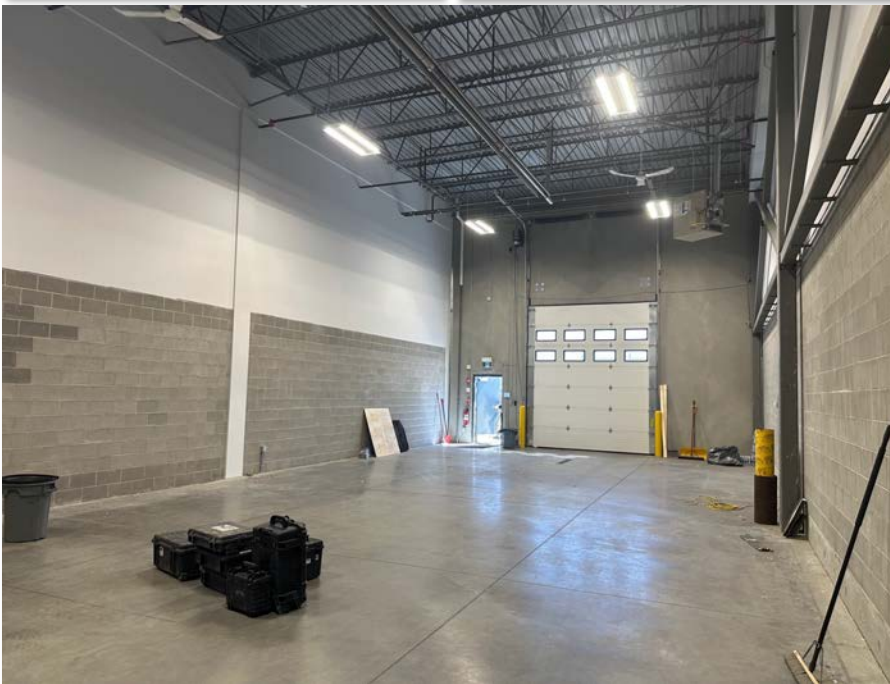
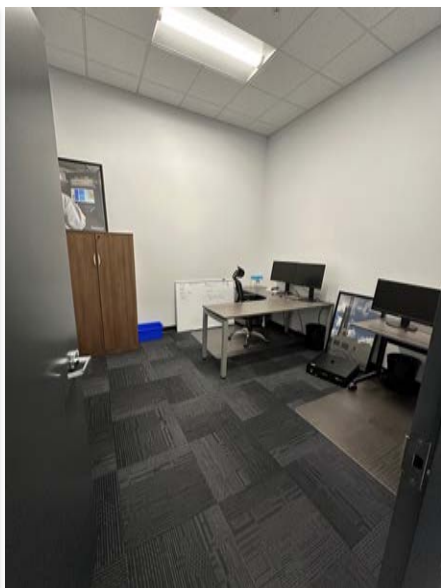
HIGHLIGHTS

- Quick and convenient access to Deerfoot Trail and Stoney Trail. Adjacent to Deerfoot City Shopping Center
- Quality office build out
- Ample double row parking at front
- Generous marshalling area
- Combination overhead gas fired unit heater and radiant heat in warehouse
- LED Lighting in Office and Warehouse
- CO² activated air exchange unit in bay allows for overnight parking of vehicle

FLOOR PLAN



PHOTOS



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: **10 minutes**

Calgary Airport: **11 minutes**

Nearby Amenities

Easy accessibility and close proximity to:



Banks & financial institutions



Restaurants & fast food



fuel/ charging stations



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