

Central Stand-Alone Building
Opportunity in Alyth/Bonnybrook
// ± 11,007 SF on a 0.60 Acre Site

FOR LEASE

4202 16 Street SE, Calgary, AB



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PROPERTY HIGHLIGHTS



- Centrally located freestanding building on a 0.60 Acre site.
- Sale of property may be considered.
- 4 private offices, showroom/open space, lunchroom, and 2 washrooms (1 shower) over two levels.
- Make-up Air system and Dust collection system.
- Heavy power.
- Drive-through capability. Sump.
- New LED lighting throughout warehouse.
- Close proximity to Ogden Road SE, Blackfoot Trail, Barlow Trail and Deerfoot Trail.
- Tenant management negotiable.

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PROPERTY OVERVIEW

Address:	4202 16 Street SE
District:	Alyth/Bonnybrook
Zoning:	Industrial Redevelopment
Year Built:	1991
Main Level:	± 10,007 SF
2nd Level Office:	± 1,000 SF
Total Rentable:	± 11,007 SF
Site Area:	0.60 Acres
Clear Height:	20' (TBV)
Loading:	1 Drive Through (16'w x 12'h) 1 Drive-In (10'w x 12'h) 1 Outside Dock (10'w x 12'h) 1 Drive-In (10'w x 10'h)
Power:	600 A @ 600 V (TBV)
Base Rent:	Starting at \$15.00 PSF
Property Tax (est. 2024):	\$35,200.00
Availability:	Spring 2025



INTERIOR FEATURES // 4202 16 St SE, Calgary, AB



Features:

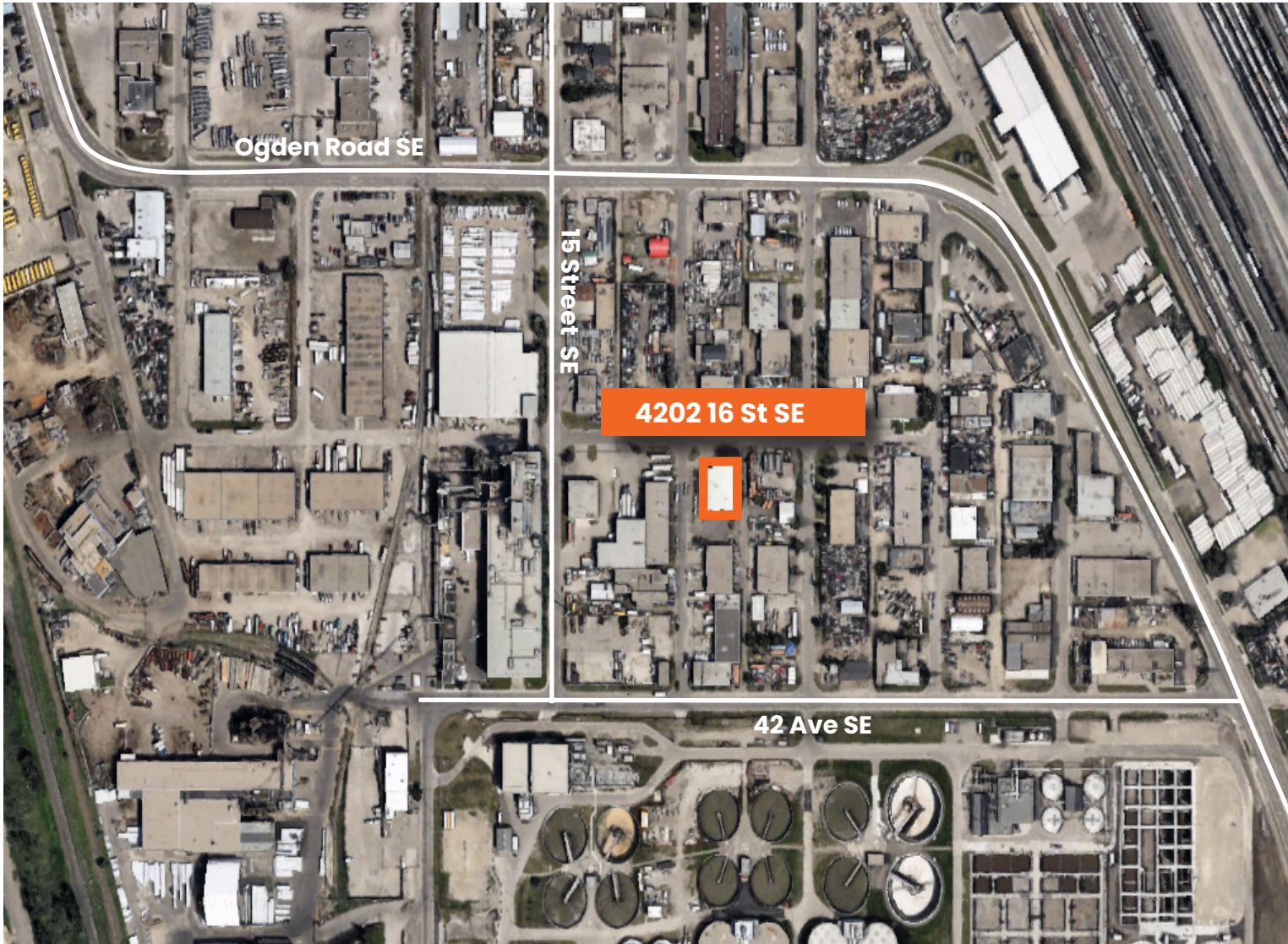
- Top Left Dust Collection System.
- Top Right, Kitchenette Area.



- Bottom Left Reception & Showroom.
- Bottom right Drive-Through Bay.

(Wash-Bay Potential)

LOCATION



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

Successful Calgary businesses within the immediate area: **Crossroads Market, Progressive Auto Repair Inc, Gateway Mechanical Services, Petro-Pass Truck Stop, and more.**

Nearby Amenities

Easy accessibility & close proximity to:



banks & financial services



restaurants & fast food



fuel / charging stations



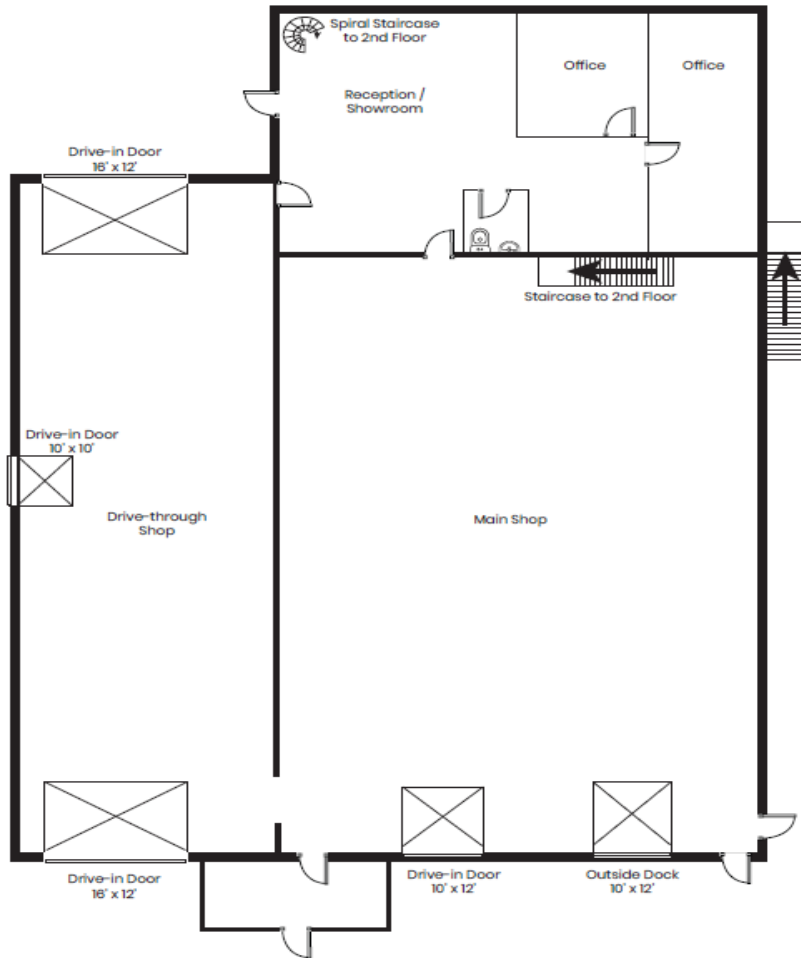
Prime Industrial Park location



Drive Times: Deerfoot Trail SE: 7 minutes Downtown Calgary: 12 minutes Calgary Airport: 20 minutes

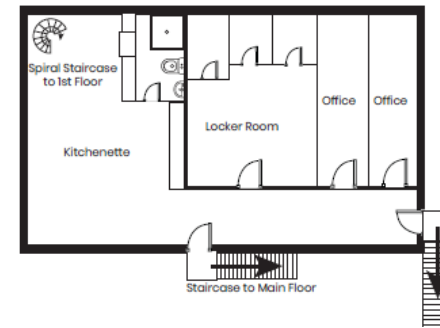
FLOOR PLANS

MAIN FLOOR PLAN



Warehouse (main floor) // ± 10,007 SF

SECOND FLOOR OFFICE



Office (second floor) // ± 1,000 SF



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