



For Lease | 2124 - 48<sup>th</sup> Street SE | Calgary, AB

# ±60,000 Square Feet Available **for Lease**

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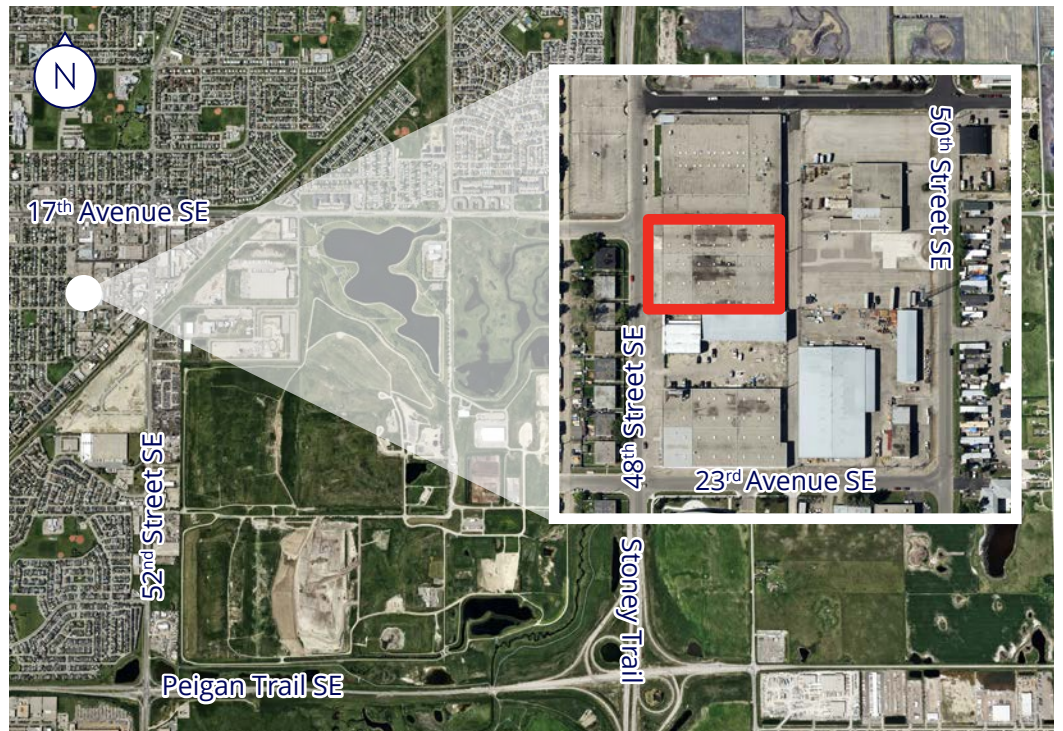
**Colliers**

Accelerating success.

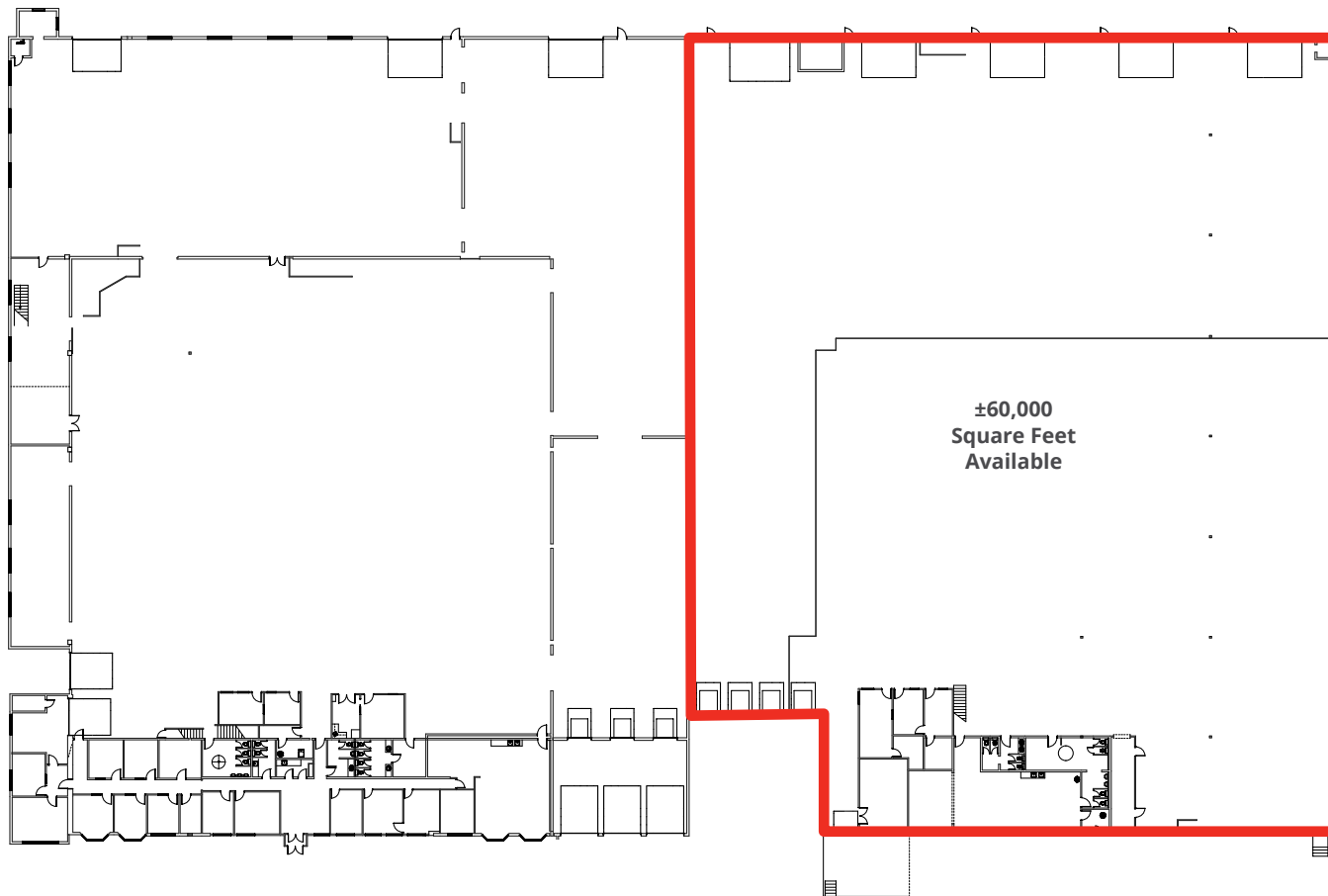


# Property Overview

<b>District</b>	Forest Lawn
<b>Zoning</b>	D-C, Direct Control
<b>Total Available Area</b>	±60,000 Square Feet
<b>Warehouse Area</b>	±58,000 Square Feet
<b>Office Area</b>	±2,000 Square Feet (TBV)
<b>Ceiling Height</b>	15' Clear
<b>Loading</b>	5 Drive-In Doors 4 Dock Doors
<b>Make-Up Air</b>	Yes (CFM - TBV)
<b>Power</b>	800 Amp (TBV)
<b>Lighting</b>	LED
<b>Sprinklers</b>	Yes
<b>Asking Lease Rate</b>	\$6.50 PSF
<b>Operating Costs</b>	TBV
<b>Available</b>	December 1, 2024



# Floor Plan



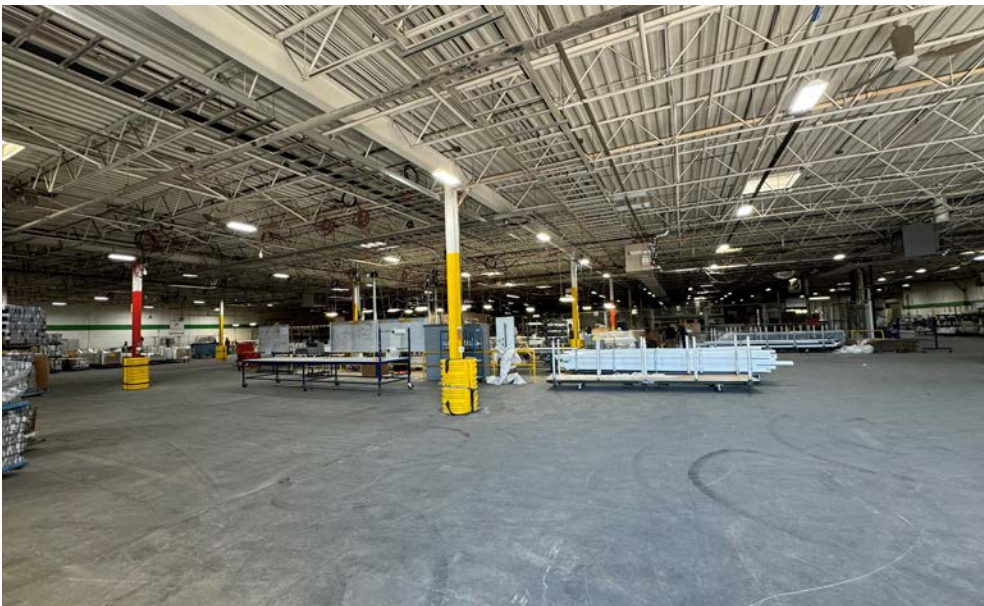
## Highlights

- Additional mezzanine space available
- Make-up air and compressors
- Ample surface parking stalls
- Dock and drive-in loading
- Close proximity to 17<sup>th</sup> Avenue SE and public transit
- Quick access to 52<sup>nd</sup> Street SE, Glenmore Trail, and Stoney Trail

**60,000**  
square feet  
available



# Property Photos







▲ **YYC Airport**  
20 mins | 19 km

◀ **Downtown Core**  
15 mins | 10 km

Stoney Trail

Deerfoot Trail

Stoney Trail

16<sup>th</sup> Avenue NE

Peigan Trail SE

Glenmore Trail



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