

FOR LEASE

Bay #1 -3, 4451 - 58 Avenue S.E.
Calgary, AB



Harvey Aronovich

Vice President | Associate
403.560.2059 | harvey@cdnglobal.com

Tate Aronovich

Associate
403.689.1079 | tate@cdnglobal.com

7,200 SF Bay
| S.E. Location with
Recently Renovated

CDNGLOBAL[®]
Commercial Real Estate Advisors

PROPERTY DETAILS

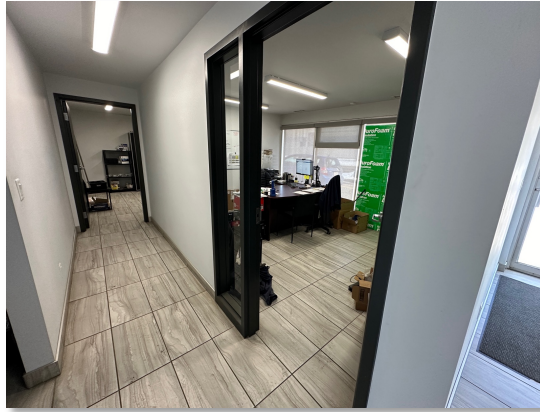
Address:	Bay #1-3, 4451 – 58 Avenue S.E.		
District:	Foothills Industrial		
Zoning:	Industrial General (I-G)		
Square Footage:	Total:	7,200 SF	
	Office:	2,234 SF	
	Warehouse:	4,966 SF	
	Bonus Mezzanine:	620 SF	
			no charge
Sump:		Yes (2)	
Clear Height:		18'	
Loading:	(2) 12' x 14' Drive-in Doors		
Power:	200 amps @ 120/208 volt		
Lease Rate:	\$11.00 p.s.f. with escalation		
Op Costs (est. 2024):	\$10.00 p.s.f.	\$6.37	
Availability:	August 1, 2024		



PROPERTY HIGHLIGHTS

- Southeast location
- Quick access to Barlow Trail, Glenmore Trail, Deerfoot Trail and Stoney Trail
- Two sumps in Warehouse
- Updated Office Area
- Wide-bay configuration

INTERIOR FEATURES



// 2 Drive-in Door, 12'W x 14'H

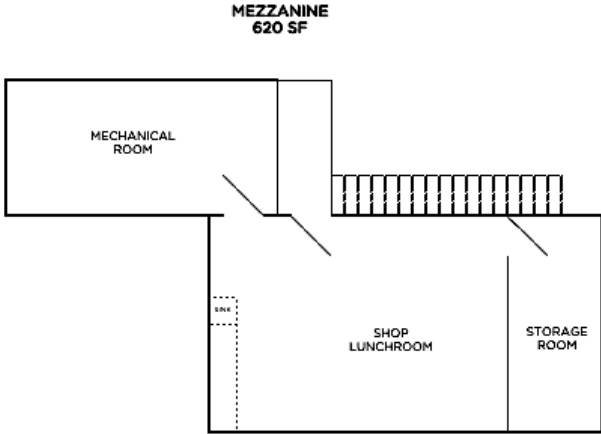
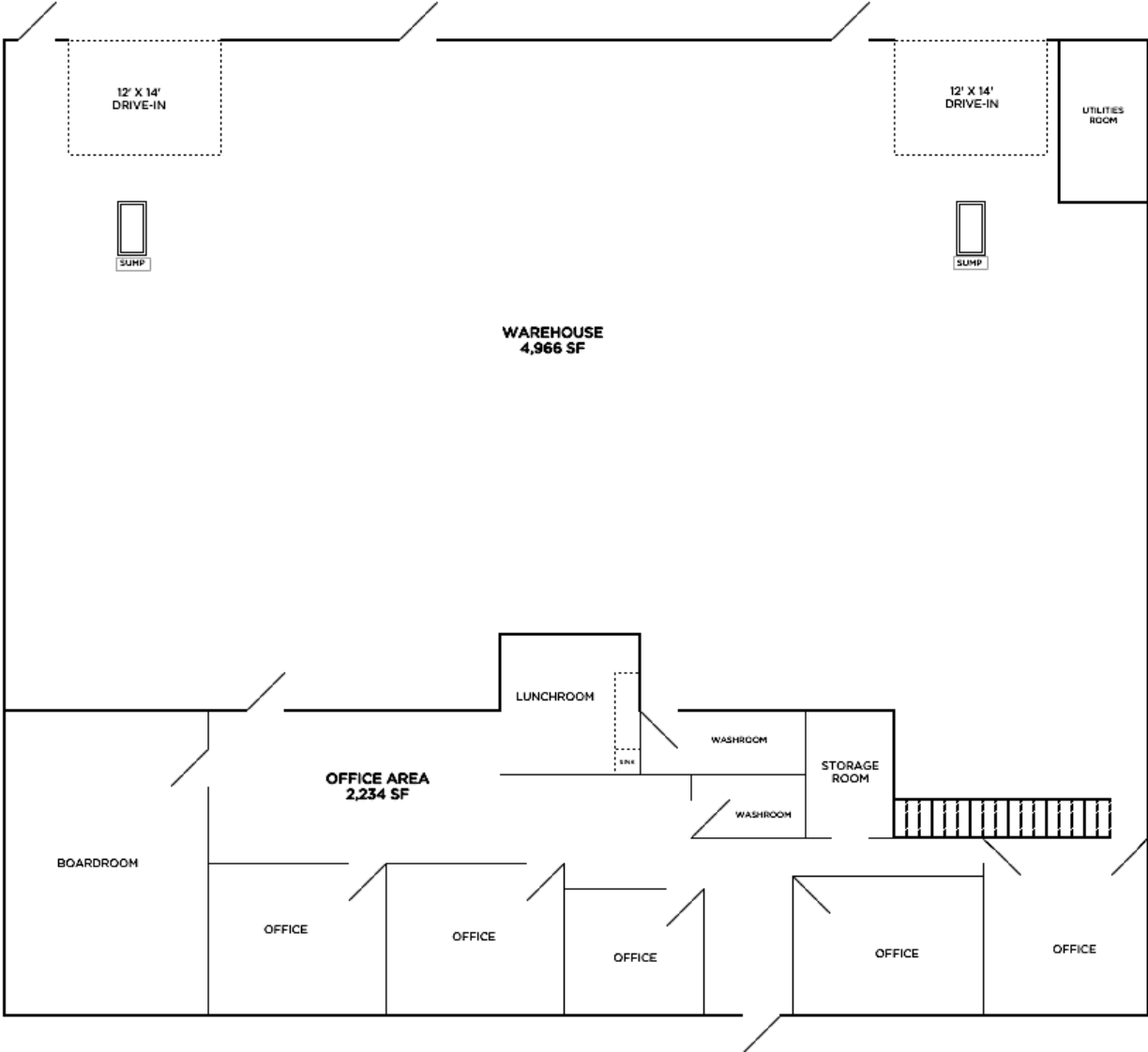
// Recently renovated office space with 5 private offices and large boardroom

// Main floor kitchen area

// Separate shop lunchroom and change room area on Mezzanine level

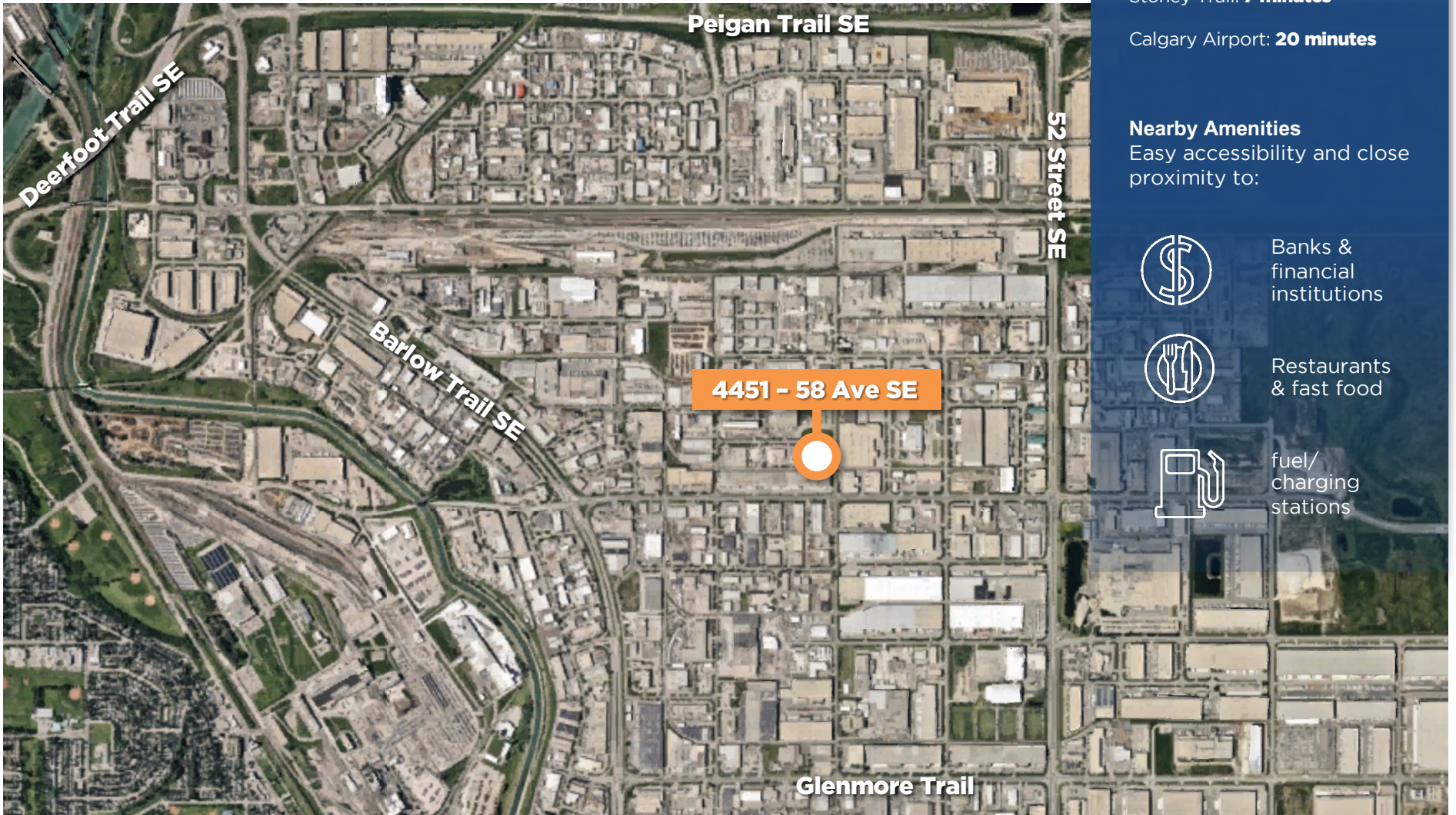


FLOOR PLAN



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



Harvey Aronovich Vice President | Associate
403.560.2059 | harvey@cdnglobal.com

Tate Aronovich Associate
403.689.1079 | tate@cdnglobal.com

CDN GLOBAL ADVISORS LTD.
736 - 6 Avenue SW, Suite 1010, Calgary, AB. T2P 3T7
www.cdnglobal.com

This communication is intended for general information only and not to be relied upon in any way. Consequently, no responsibility or liability whatsoever can be accepted by CDNGLOBAL for any loss or damage resulting from any use of, reliance on or reference to the contents of this document, including hypertext links to external sources. In addition, as a general communication, this material does not necessarily represent the view of CDNGLOBAL in relation to particular properties or projects. This communication is not intended to cause or induce breach of any agency agreement. Reproduction or distribution of this communication in whole or in part is not allowed without prior written approval of CDNGLOBAL.

CDNGLOBAL[®]
Commercial Real Estate Advisors