

# FOR LEASE

Bay #5, 4451 - 58 Avenue S.E.  
Calgary, AB



## Harvey Aronovich

Vice President | Associate  
403.560.2059 | [harvey@cdnglobal.com](mailto:harvey@cdnglobal.com)

## Tate Aronovich

Associate  
403.689.1079 | [tate@cdnglobal.com](mailto:tate@cdnglobal.com)

**2,600 SF Bay**

| Central Location with  
Drive-in Loading

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# PROPERTY DETAILS

<b>Address:</b>	Bay #5, 4451 - 58 Avenue S.E.
<b>District:</b>	Foothills Industrial
<b>Zoning:</b>	Industrial General (I-G)
<b>Square Footage:</b>	Total: 2,600 SF Office: N/A Warehouse: 2,600 SF
<b>Sump:</b>	Yes (1)
<b>Clear Height:</b>	18'
<b>Loading:</b>	(1) 12' x 14' Drive-in Doors
<b>Power:</b>	100 amps @ 120/208 volt
<b>Lease Rate:</b>	\$12.00 p.s.f. with escalation
<b>Op Costs (est. 2024):</b>	\$6.37
<b>Availability:</b>	August 1, 2024

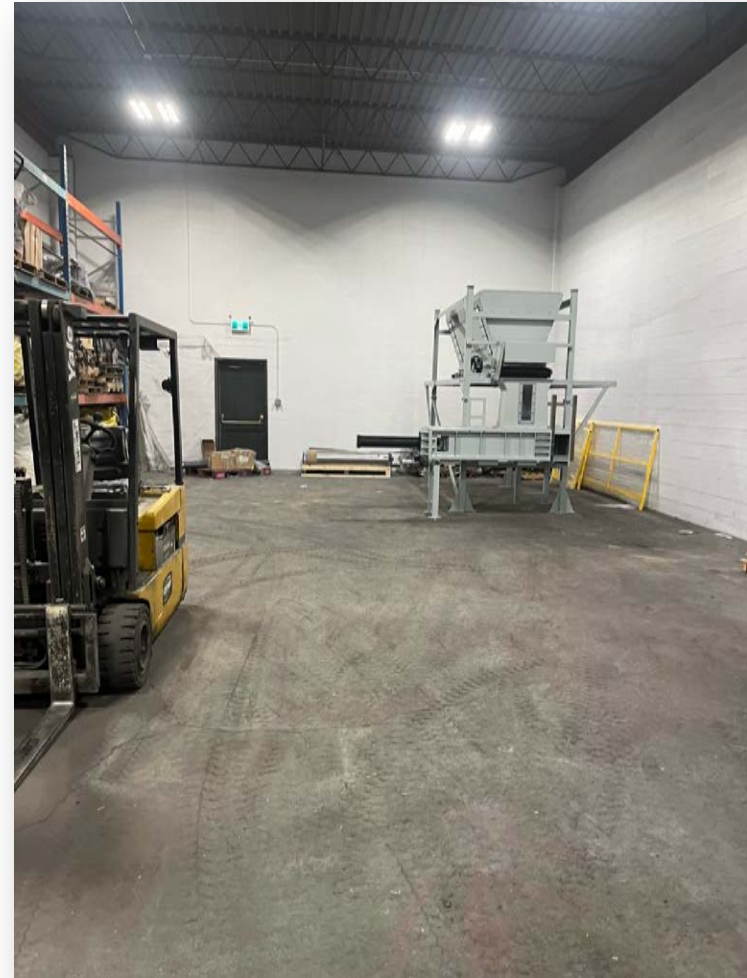


## PROPERTY HIGHLIGHTS

- Southeast location
- Quick access to Barlow Trail, Glenmore Trail, Deerfoot Trail and Stoney Trail
- ONE sumps in Warehouse
- Wide-bay configuration



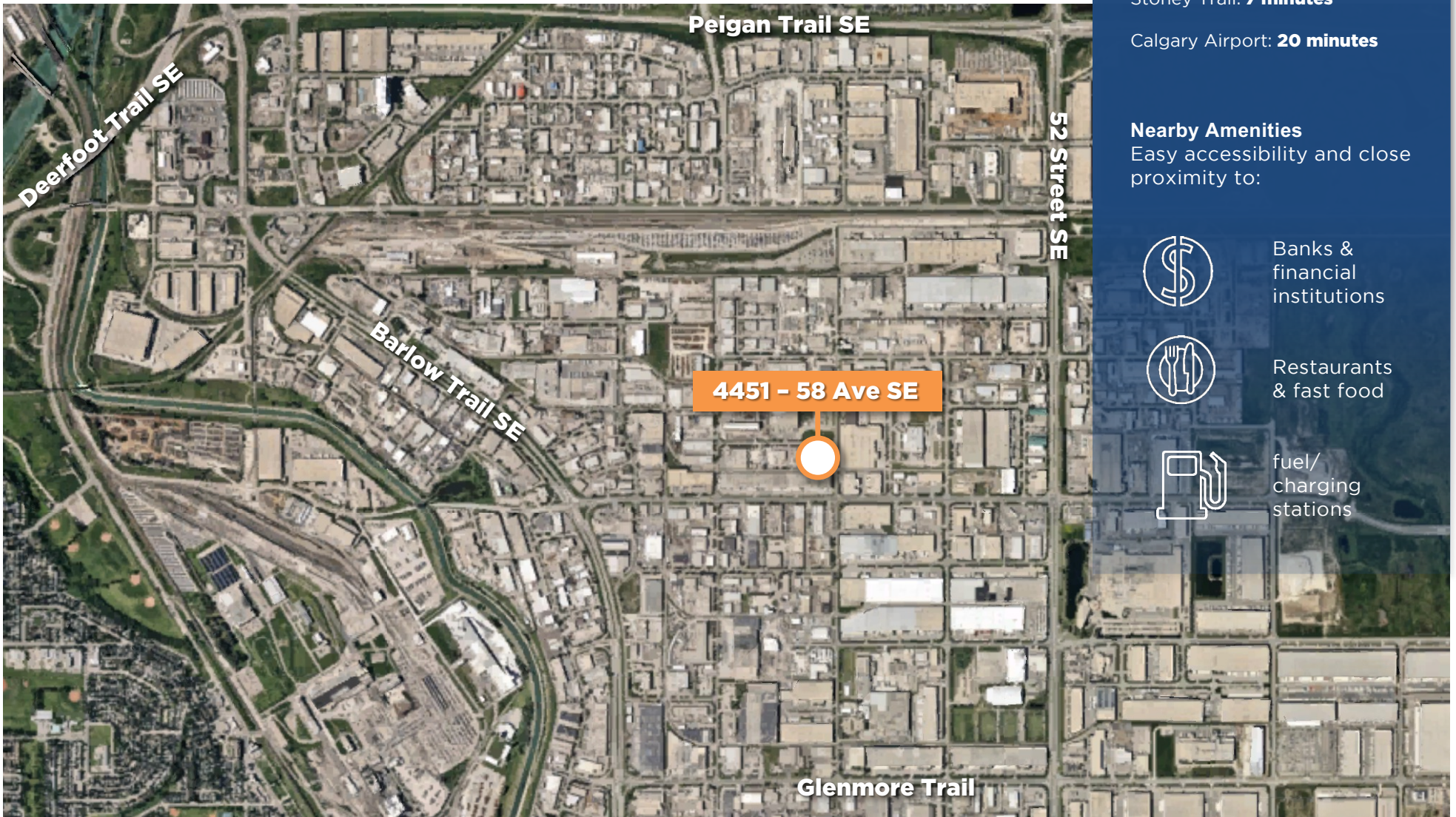
# FLOOR PLAN & INTERIOR FEATURES





# 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

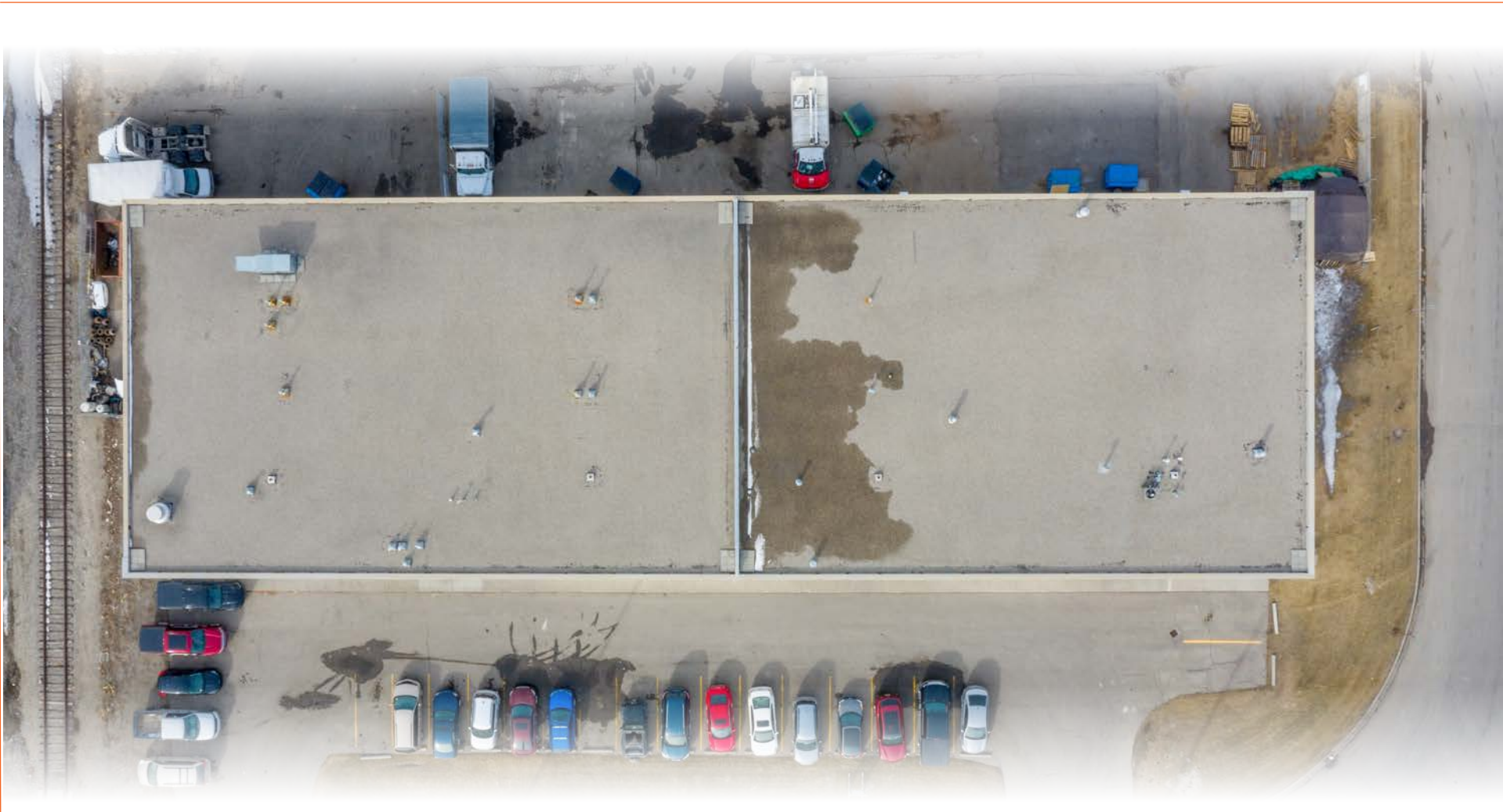


Restaurants & fast food



fuel/ charging stations





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CDN GLOBAL ADVISORS LTD.  
736 - 6 Avenue SW, Suite 1010, Calgary, AB. T2P 3T7  
[www.cdnglobal.com](http://www.cdnglobal.com)

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