



## PROPERTY OVERVIEW

- » The bay features radiant heat, 23' clear ceilings, 200 AMP power service, and an automated 12'x14' overhead door, allowing easy access for freight or large equipment.
- » Ample parking directly in front, plus additional parking and storage space at the rear.
- » Part of a well-maintained industrial complex in the community of East Shepard Industrial
- » Excellent location offering quick and convenient access to Barlow Trail, 52nd Street, Deerfoot Trail, and Stoney Trail, making it a great choice for light industrial, warehousing, or commercial uses in a prime southeast Calgary location.

## LEASE DETAILS

|                  |                             |
|------------------|-----------------------------|
| TOTAL SIZE       | ±4,885 SF                   |
| OFFICE           | ±1,324 SF                   |
| 2ND FLOOR OFFICE | ±1,324 SF                   |
| WAREHOUSE        | ±2,237 SF                   |
| LEASE RATE       | \$15.00 PSF                 |
| OP COST          | \$6.22 PSF (2025)           |
| LEASE TERM       | 5 Years                     |
| ZONING           | I-G (Industrial General)    |
| LOADING          | 1 Drive-in Door (12' x 14') |
| CEILING HEIGHT   | 23' Clear                   |
| POWER            | 200 Amps                    |
| PARKING          | Ample                       |
| AVAILABILITY     | August 1, 2026 (TBV)        |

March 2, 2026

For more information,  
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**PROPERTY LOCATION**



**FLOOR PLAN**



\* All dimensions and areas are approximate and should be used for reference only.



**BUILDING PHOTOS**



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