

±4,186 SF FOR LEASE

4511 GLENMORE TRAIL SE UNIT 39

CALGARY, AB T2C 2R9



**CUSHMAN &
WAKEFIELD**

4511 GLENMORE TRAIL SE / UNIT 39

Calgary, AB



PROPERTY FEATURES

- Direct exposure to Glenmore Trail
- Large marshaling area with 150' loading depth
- Office space fully developed and recently renovated
- Quick access to Glenmore, Barlow Trail and 52nd St SE
- Located in close proximity to Tim Hortons and Co-op Barlow Crossing Gas Station

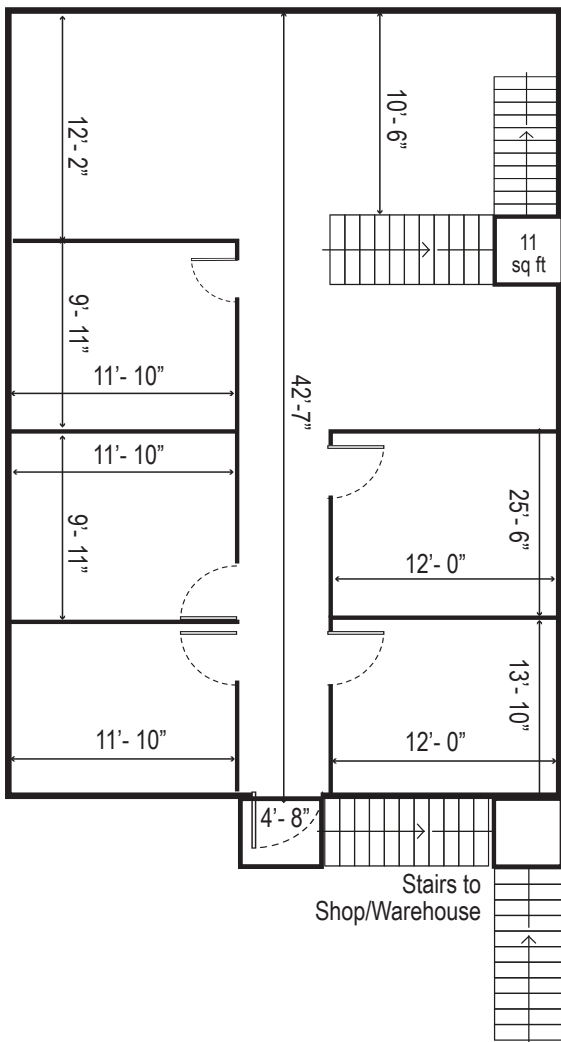
PROPERTY SUMMARY

District		South Foothills
Available Space	Office	±2,466 SF
	Warehouse	±1,720 SF
	TOTAL	±4,186 SF
Lease Rate		Market
Additional Rent		\$5.28 PSF (2024)
Zoning		DC (Direct Control) 44Z99
Clear Height	Warehouse	27' 9" to 31' 3"
	Office	9'
Power		250 AMPS (to be verified)
Sprinklers		Yes
Loading Doors		1 drive-in door (12'w x 14' high)
Loading Depth		150 ft
Availability		Immediately

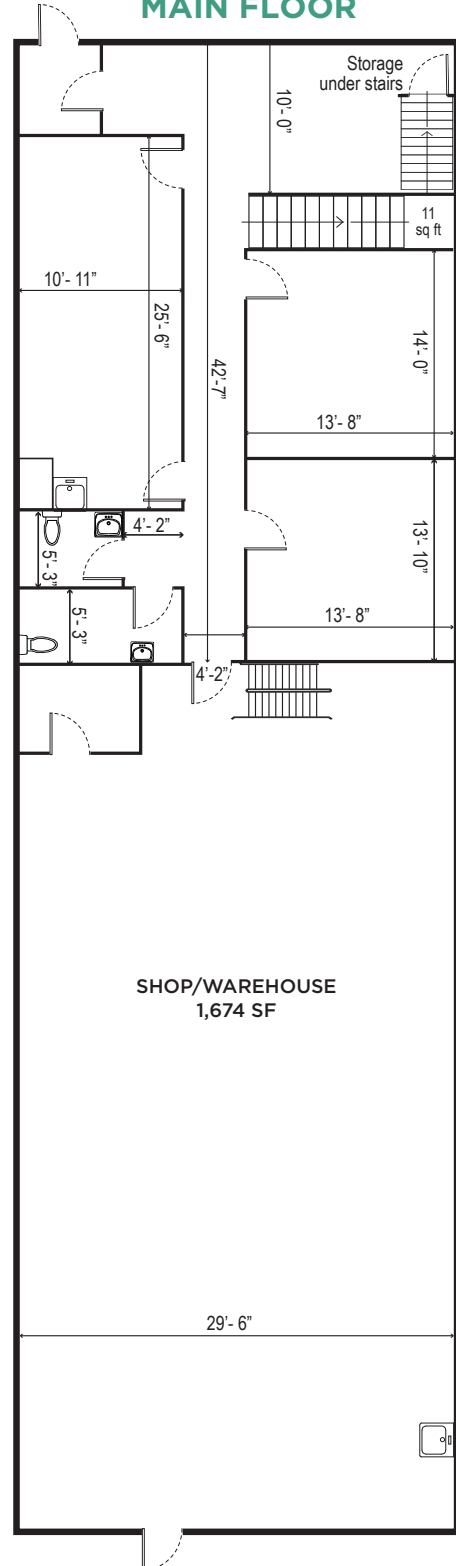


FLOOR PLANS

SECOND FLOOR



MAIN FLOOR







LOCATION MAP



**4511 GLENMORE
TRAIL SE / UNIT 39**
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FOR MORE INFORMATION, CONTACT:

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