



**CUSHMAN &
WAKEFIELD**

FOR LEASE

3450 - 48 Avenue SE

Calgary, AB



Property Facts

District	Golden Triangle
Total Available Area	± 3,050 sf
Office Area	± 1,250 sf (second floor)
Warehouse Area	± 1,800 sf
Yard Area	± 13,550 sf (0.31 acres)
Loading Doors	1 (14' x 14') drive-in door
Ceiling Height	22' 11"
Heating	Radiant in warehouse HVAC in office
Zoning	I-G (Industrial General)

Lease Particulars

Net Lease Rate	\$4,830 per month
Op. Costs	\$4.72 psf (2022 est.)
Utilities	Separately administered
Available	Immediately

Comments

- Fenced, paved and gated yard area
- Main floor warehouse and second floor office
- Good access onto Peigan Trail, Barlow Trail and 52nd Street SE

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Cushman & Wakefield ULC

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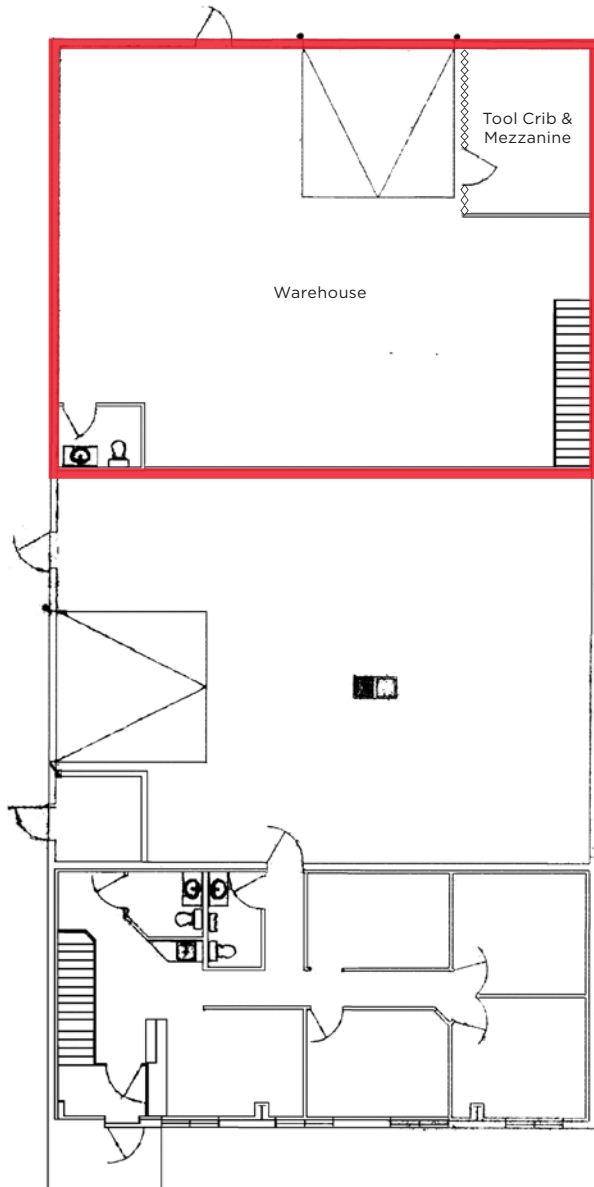
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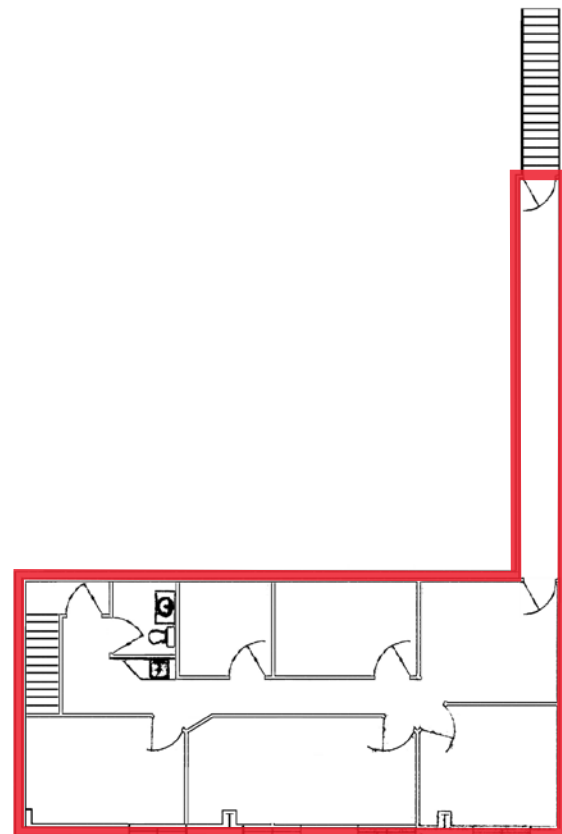
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Floor Plan



Main Floor



Second Floor

* Not to scale, not exactly as shown.

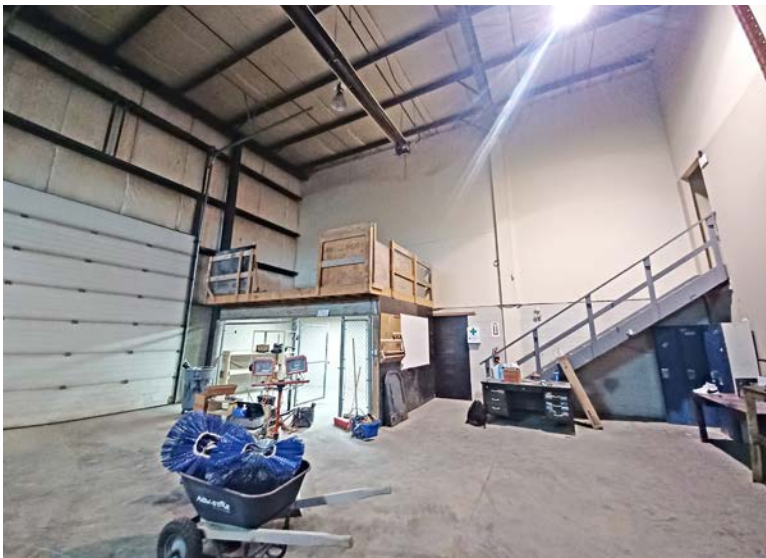


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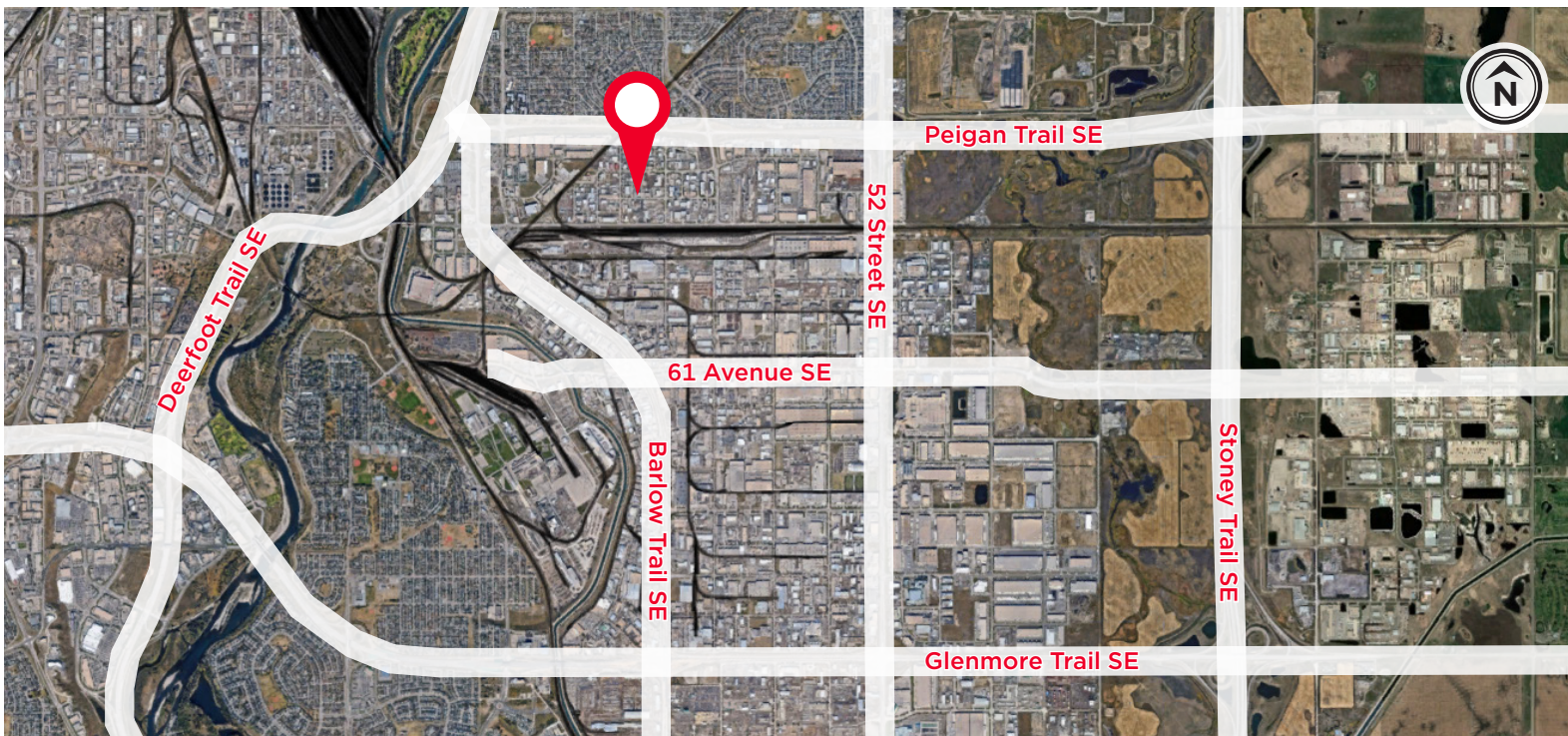
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Aerial View



Map



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