



FOR LEASE | 3,050 SF WITH 0.31 ACRES OF YARD

3450 - 48 AVENUE SE

CALGARY, AB

 **CUSHMAN &
WAKEFIELD**

3450 - 48 AVENUE SE CALGARY, AB

Property Details

District:	Golden Triangle
Zoning:	I-G (Industrial General)
Ceiling Height:	22' 11"
Heating:	Radiant in warehouse; HVAC in office

Lease Particulars

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:	1 (14' x 14') drive-in door
Asking Rate:	\$15.00 psf
Op. Costs (2025 est.):	\$10.81 psf (includes utilities)
Available:	March 1, 2026

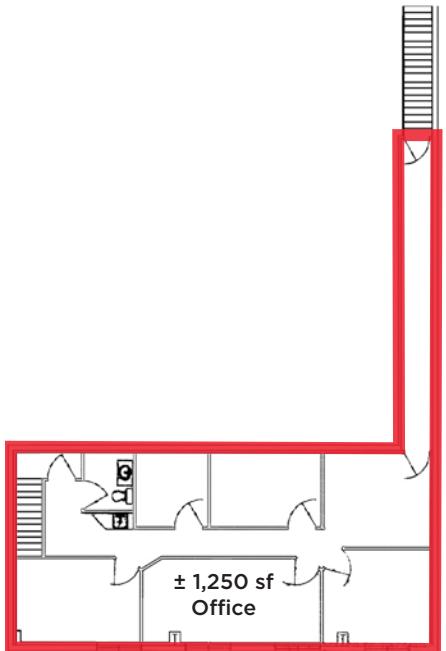
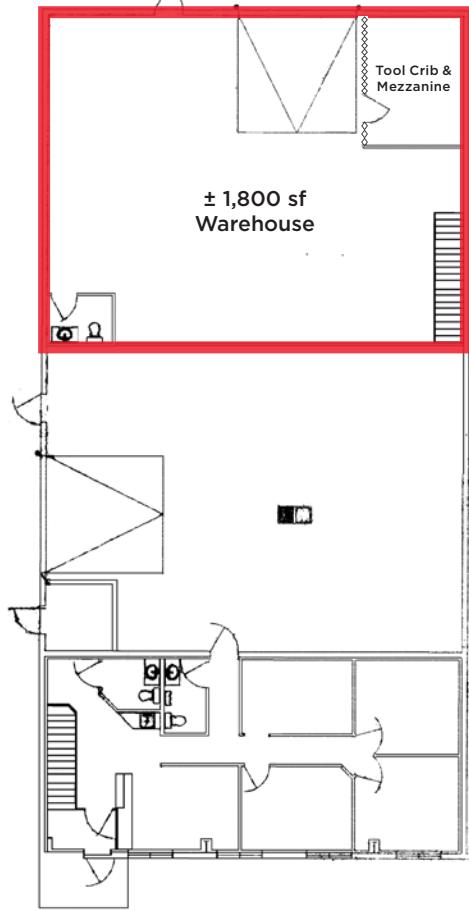
Comments

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

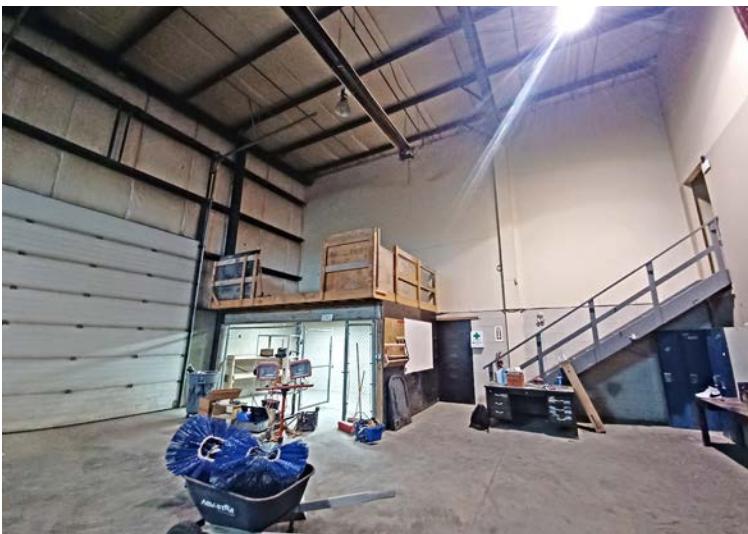
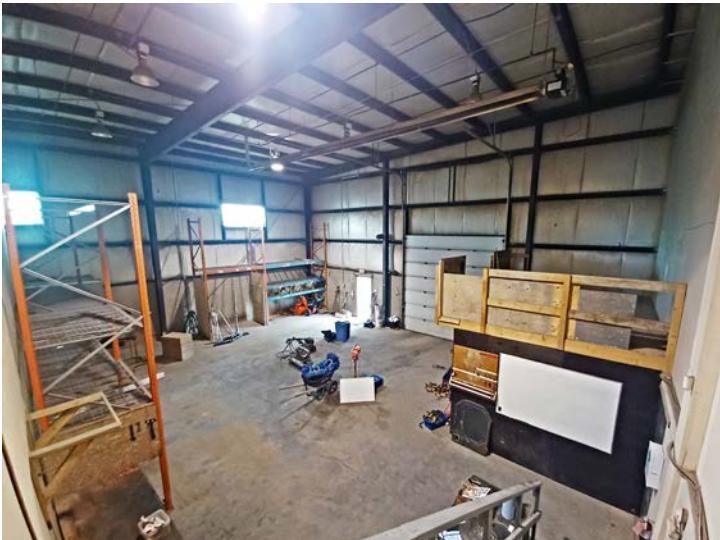


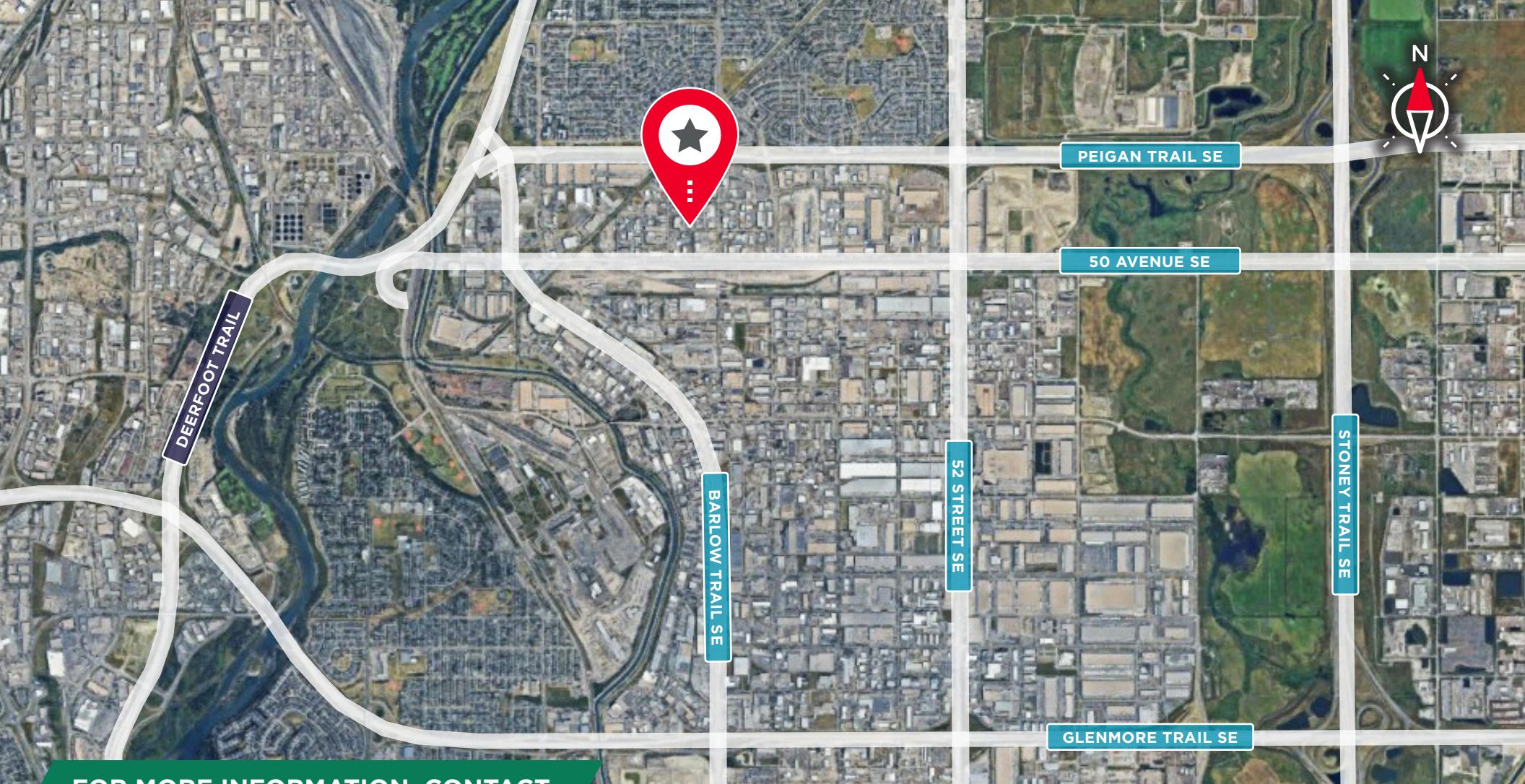
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Floor Plan



*Not to scale, not exactly as shown.





FOR MORE INFORMATION, CONTACT

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