



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:	\$10.81 psf (2025 est.)
Available:	March 1, 2026

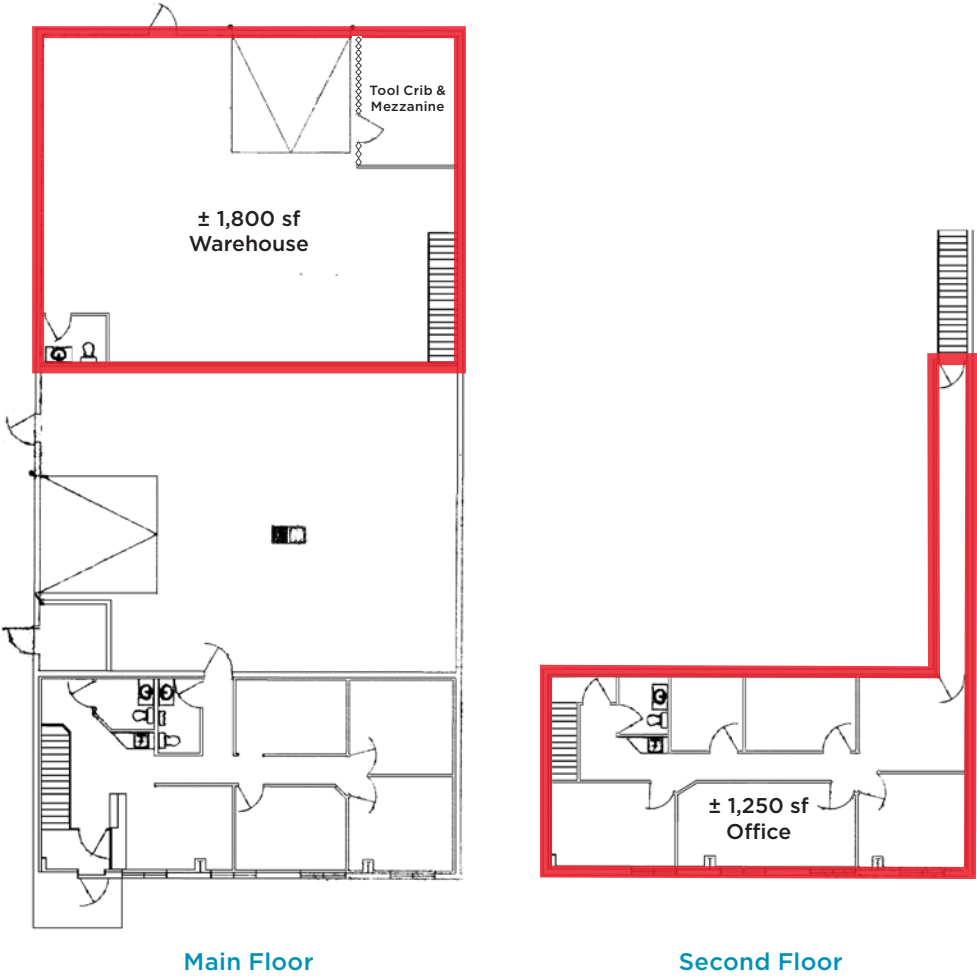
Comments

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



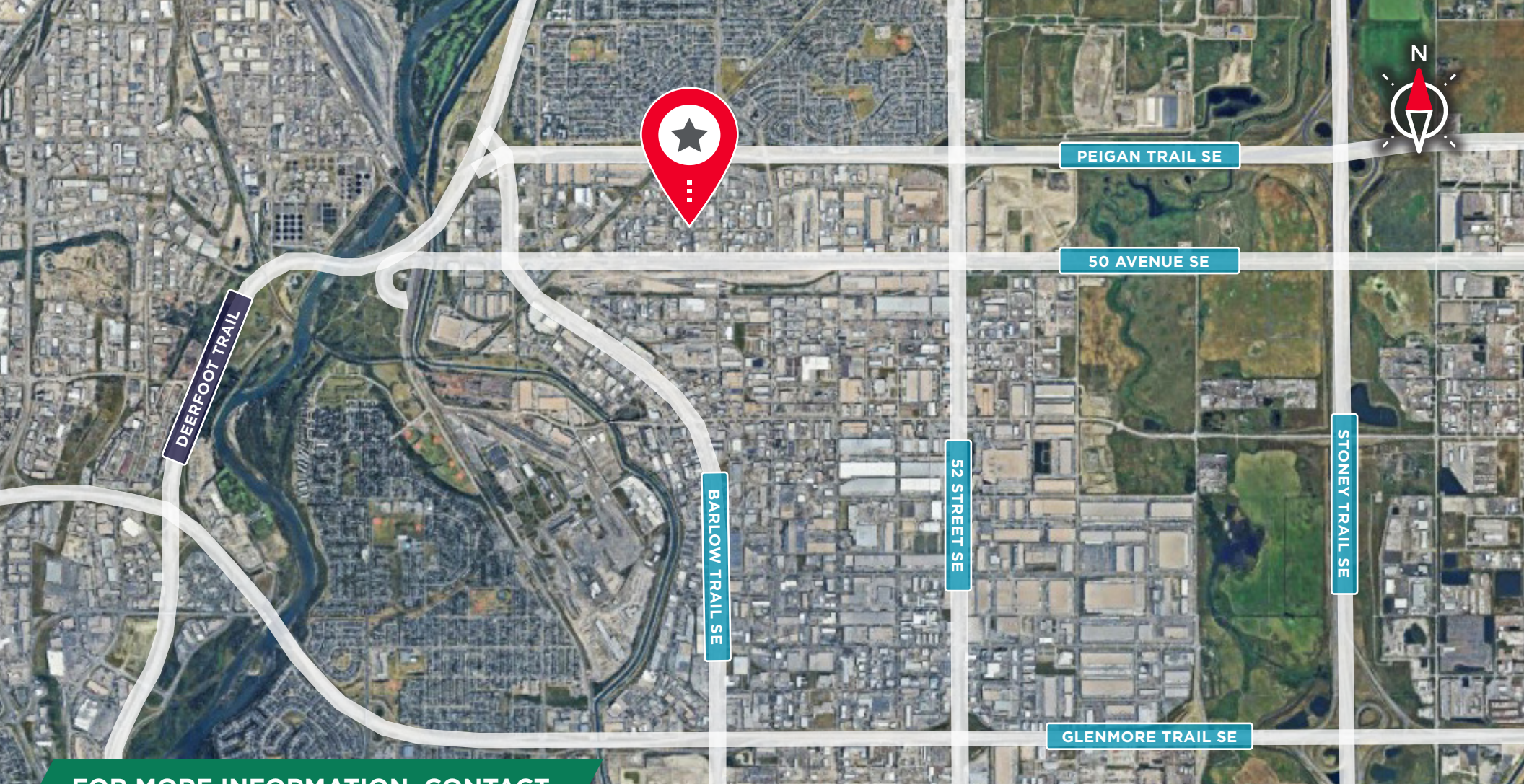
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Floor Plan



*Not to scale, not exactly as shown.





FOR MORE INFORMATION, CONTACT

SEAN FERGUSON
Associate Vice President
Industrial Sales & Leasing
+1 403 615 1893
sean.ferguson@cushwake.com

ALAN FARLEY
Associate Vice President
Industrial Sales & Leasing
+1 403 797 5024
alan.farley@cushwake.com

Cushman & Wakefield ULC
Bow Valley Square IV
250 - 6th Ave SW, Suite 2400
Calgary, AB T2P 3H7
cushmanwakefield.com

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