

FOR LEASE

3344 - 54 AVENUE SE

Calgary, AB



Lead Agents:

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**± 33,915 SF WAREHOUSE/DISTRIBUTION FACILITY WITH UP TO ± 2 ACRES
OF PAVED, FENCED & SECURED YARD**

PROPERTY DETAILS

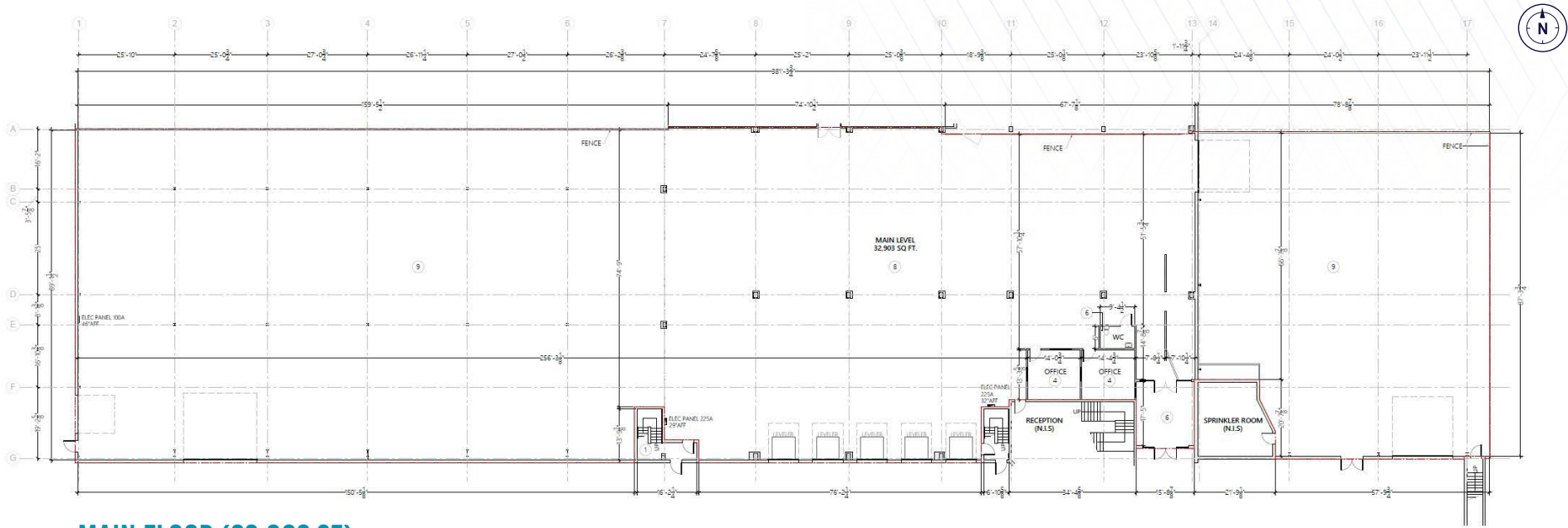
District:	Foothills Industrial Park		
Zoning:	I-G (Industrial General)		
Available Area:	2 nd Floor Office:	± 1,012 sf	
	Warehouse:	± 32,903 sf	
	Total:	± 33,915 sf	
Additional Office Area:	Up to ± 3,815 sf on the second floor		
Loading:	5 (8' x 10') dock doors with levellers		
	1 (16' x 18') drive-in door		
Yard Area:	Up to ± 2 acres		
Power:	2 x 200A, 480V (TBV)		
Ceiling Height:	9'8" to 21' clear		
Lighting:	LED throughout		
Sprinklers:	Yes		
Parking:	Scrambled		
Lease Rate:	Market		
Op. Costs (2026 est.)	\$5.25 psf (includes utilities)		
Available	Immediately		

HIGHLIGHTS

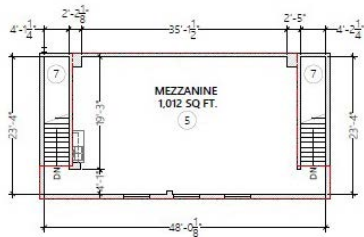
- Bright and well-maintained warehouse/distribution facility
- Potential demising options to accommodate varying tenant requirements
- Up to ± 2 acres of paved, fenced and secured yard available with separate access from 36th Street SE
- Up to ± 3,815 sf of additional second floor office available
- Building is sprinklered
- Ample scrambled parking
- Many nearby amenities
- Good access onto Barlow Trail, Deerfoot Trail and 52nd Street SE



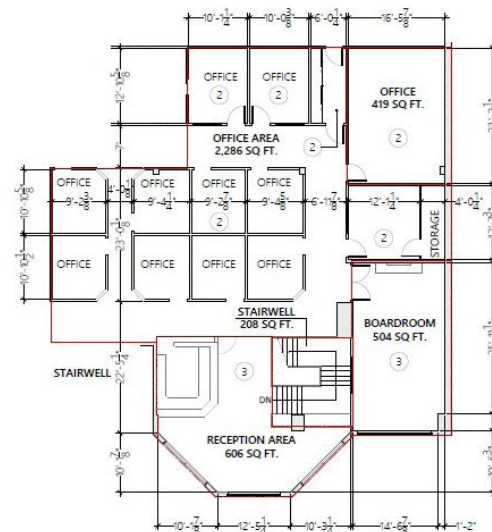
FLOOR PLAN



MAIN FLOOR (32,903 SF)



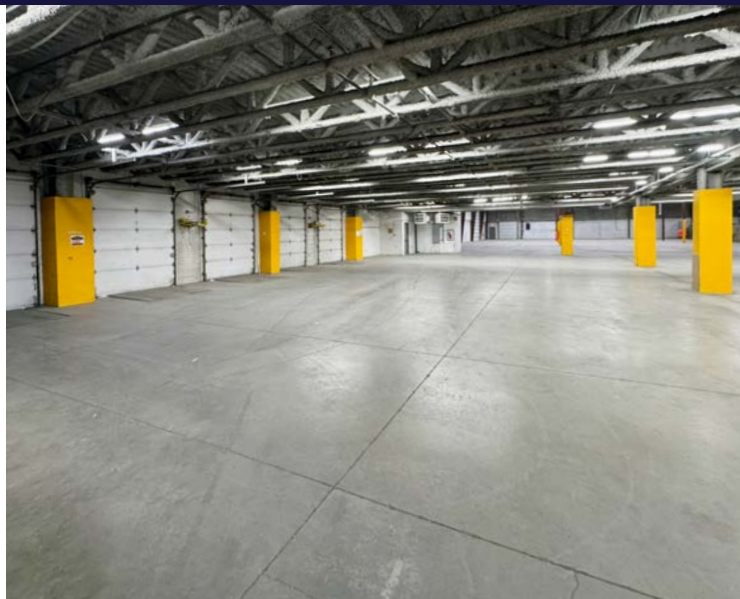
**SECOND FLOOR
(1,012 SF)**



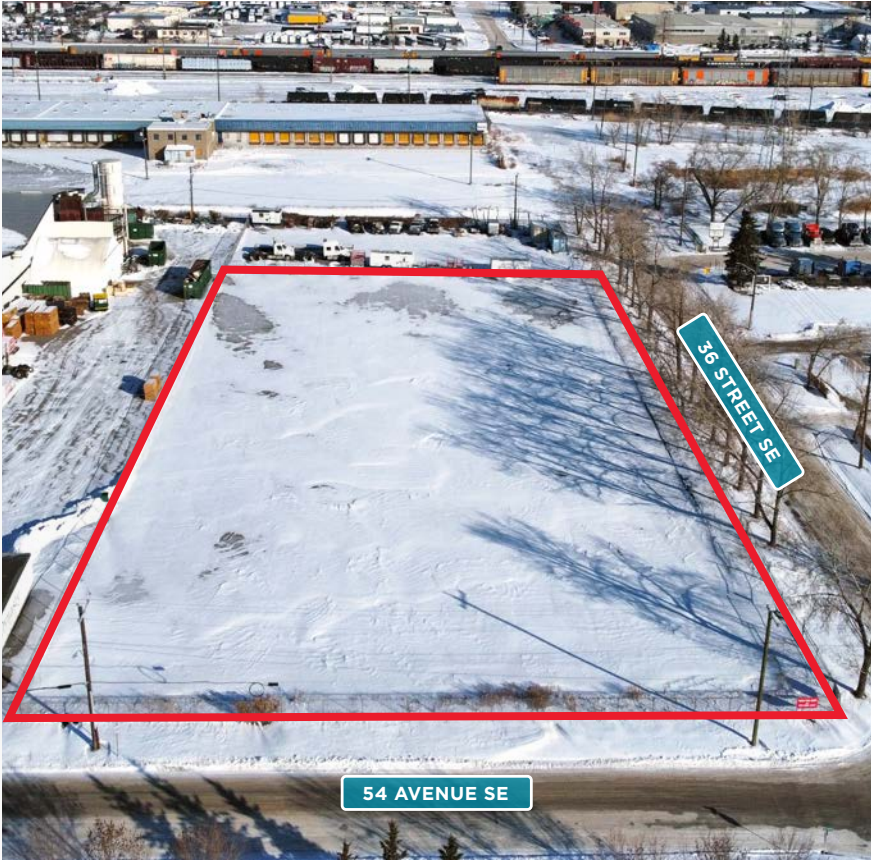
**OPTIONAL SECOND FLOOR
(3,815 SF)**

*Not to scale, not exactly as shown.

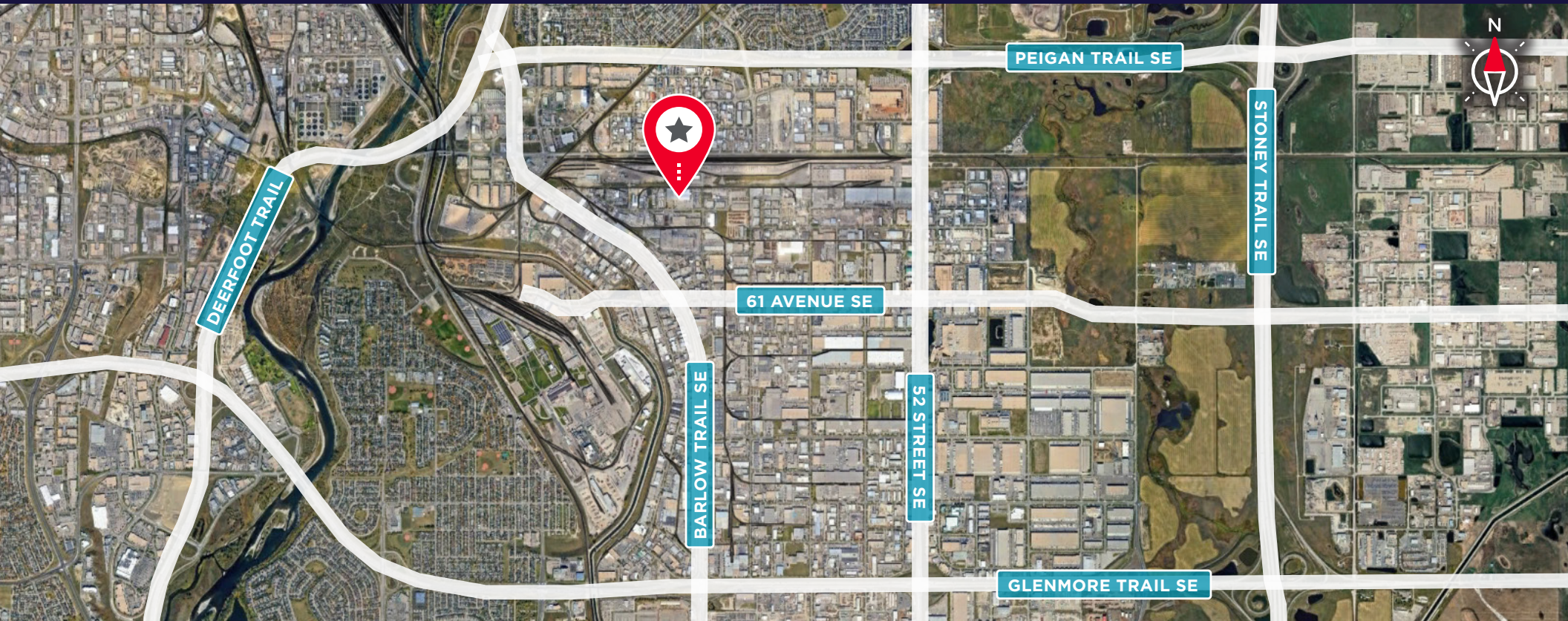
INTERIOR PHOTOS



EXTERIOR PHOTOS



LOCATION MAP



For more information, please contact:

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