



FOR LEASE

3661 48 AVE SE Calgary, Alberta

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KPLI
COMMERCIAL

3661 48 AVE SE

Calgary, AB

A freestanding industrial building offering a rare combination of dock and drive-in loading, built for tenants who need serious functionality without compromise. The fully paved, secure yard allows for easy drive-around access, and the 170' loading depth gives operators plenty of room to maneuver.

Lot Size	1.26 Acres
Unit Size	8,108 SF
	792 SF Main Floor Office
	908 SF Second Floor Office
	6,408 SF Warehouse
Net Rent	Market
Op Costs	TBD
Loading	1 drive-in door (14' x 16') with automatic opener
	4 dock doors (8' x 10')
Power	200amp/220volts (TBV)
Zoning	IG (Industrial General)

Property Features



LED lighting throughout the interior



LED exterior floor lighting
for added security



Radiant heat in the warehouse



RTU HVAC system serving
the office space



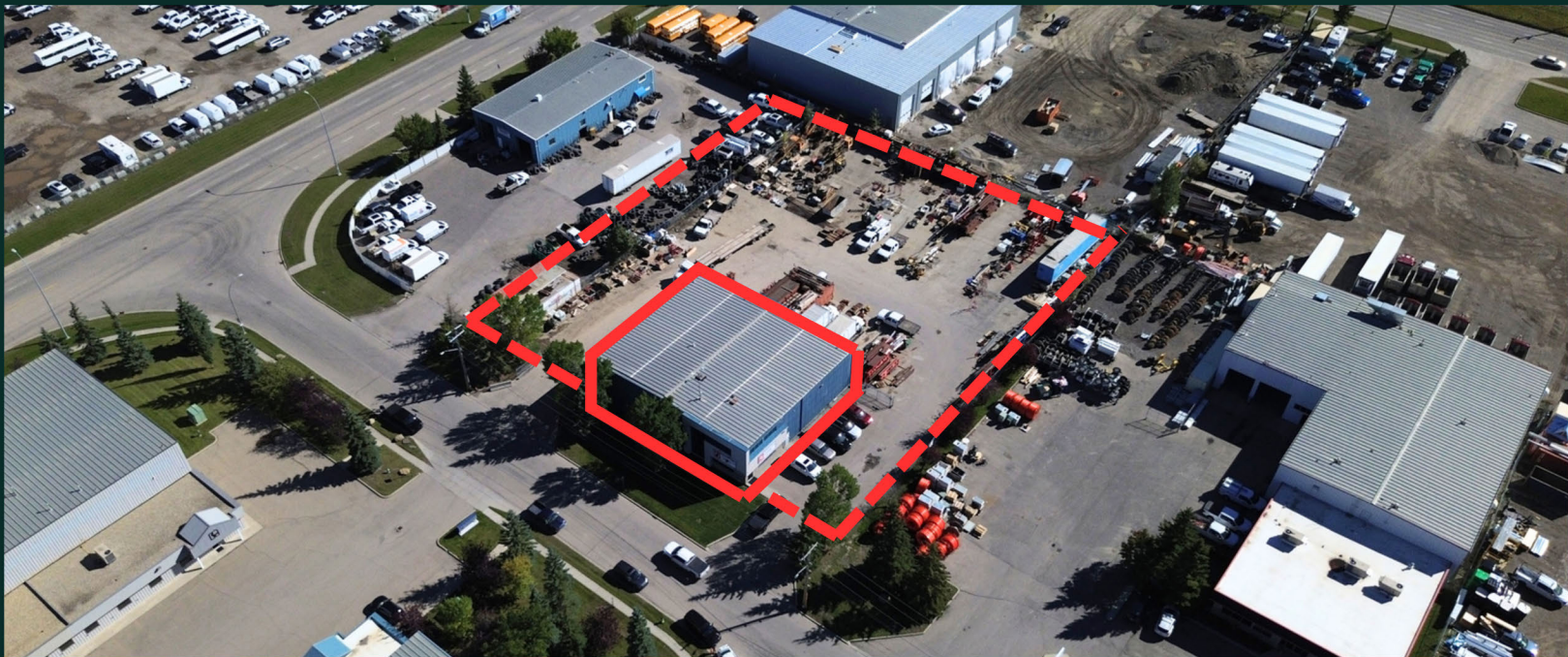
Fully paved, secure yard with
drive-around access



Make-Up Air System

Location

Positioned in Eastfield with quick access to Peigan Trail, Deerfoot Trail, Stoney Trail SE, and 52 Street SE, putting this site within easy reach of the city's core transportation routes.





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CONTACT US FOR MORE INFORMATION



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