

Recently Renovated

For Lease | Calgary, AB

3521 78th Avenue SE
Unit 3

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Property Overview

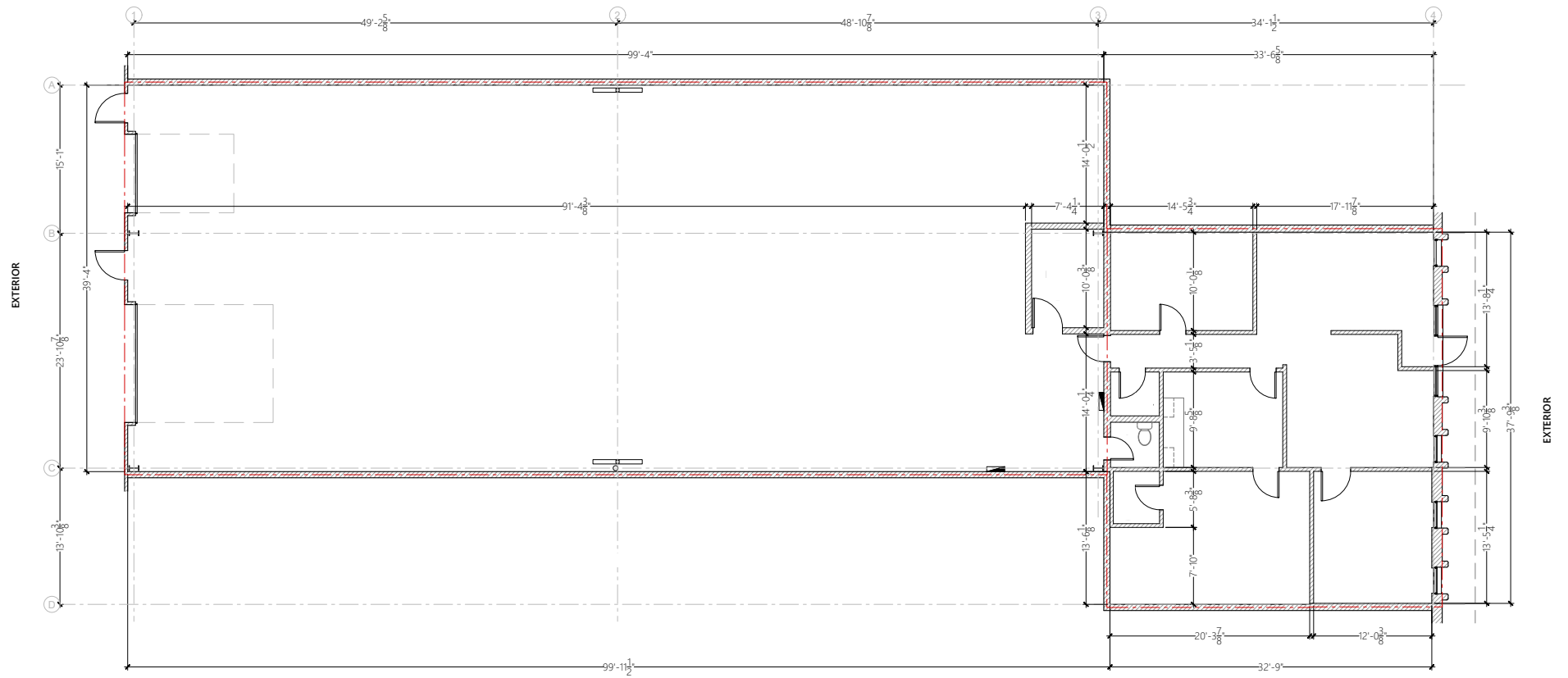
District	Foothills Industrial
Zoning	Industrial General (I-G)
Office Area	1,314 SF
Warehouse Area	3,996 SF
Total Available Area	5,310 SF
Ceiling Height	14'8" Clear
Loading	1 (12' x 14') drive-in door 1 (8' x 10') drive-in door
Power	225 amps (TBV)
Lighting	LED
Op. Costs (2026)	\$7.66 PSF
Lease Rate	Market
Availability	Immediately

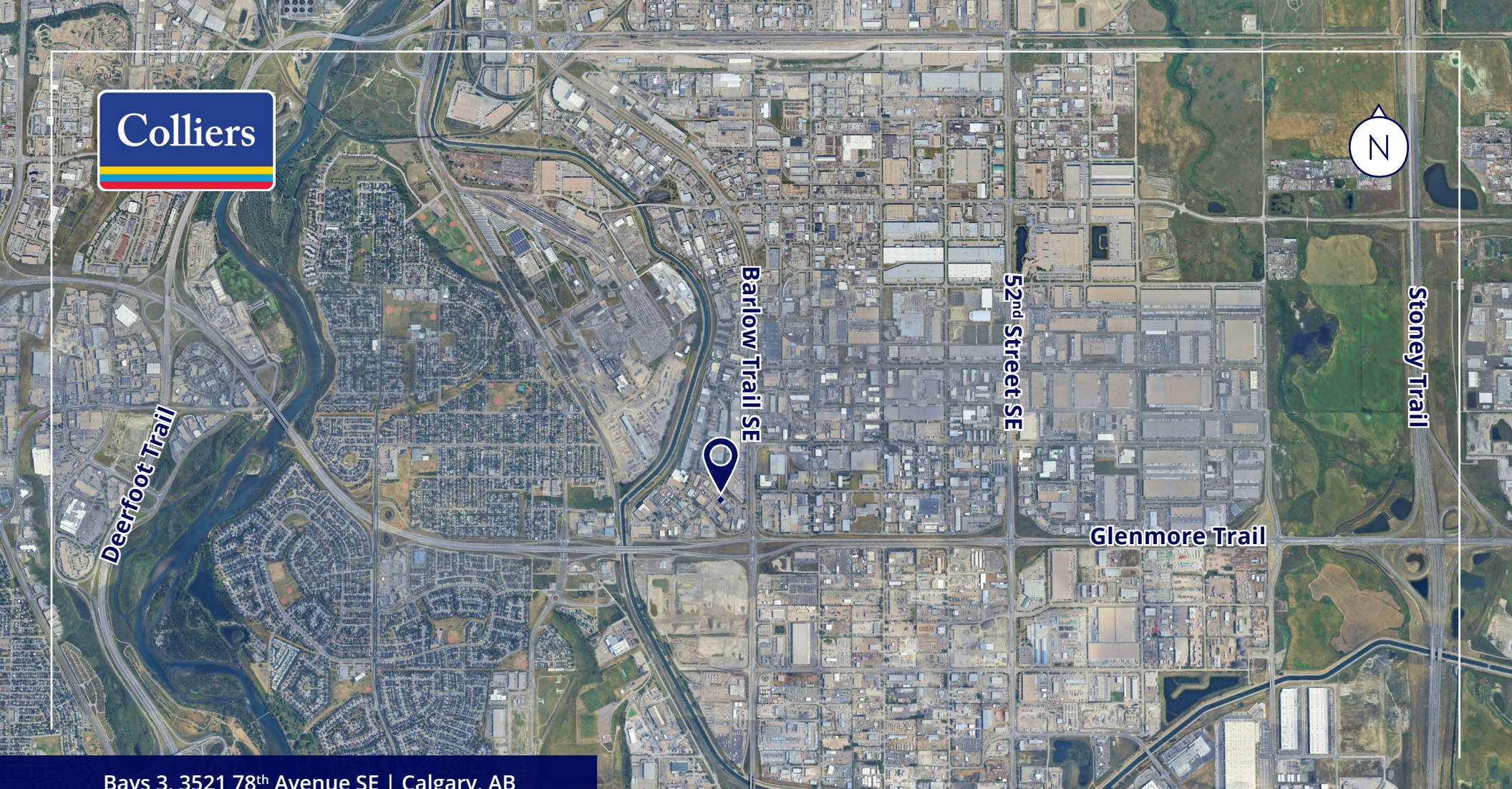
Comments

- Newly renovated space
- Yard space behind loading door
- Floor drain in warehouse
- Kitchen & 3 private offices
- 3 washrooms
- Professionally managed park
- Quick access to Peigan Trail, Barlow Trail & 52nd Street



Floor Plan





Bays 3, 3521 78th Avenue SE | Calgary, AB

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