

INDUSTRIAL SPACE
// 2,416 SF to 14,653 SF

FOR LEASE

3296 44 Ave SE, Calgary, AB



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PROPERTY HIGHLIGHTS



- The entire yard area is securely fenced, paved, and is ideal for outdoor operations and storage.
- The location provides excellent transportation access, with a central position and quick connectivity to major routes like Peigan Trail, Barlow Trail, and Deerfoot Trail SE.

PROPERTY OVERVIEW

Address:	3296 44 Ave SE, Calgary, AB
District:	Golden Triangle
Zoning:	Industrial General (I-G)
Warehouse:	5,259 SF
Mezzanine:	2,068 SF
Quonset:	4,910 SF
Garage:	2,416 SF
Clear Height:	26.5' (warehouse)
Main Building Loading:	1 X Drive-in (15'w x 16'h) 1 X Drive-in (12'w x 12'h)
Garage Loading:	3 X TBV (16'w x 12'h)
Quonset Loading:	3 X TBV (14'w x 14'h)
Power:	200 Amp
Lease Rate:	Market
Ops Cost:	\$3.10 PSF *Self Managed
Property Tax:	TBV
Availability:	Negotiable



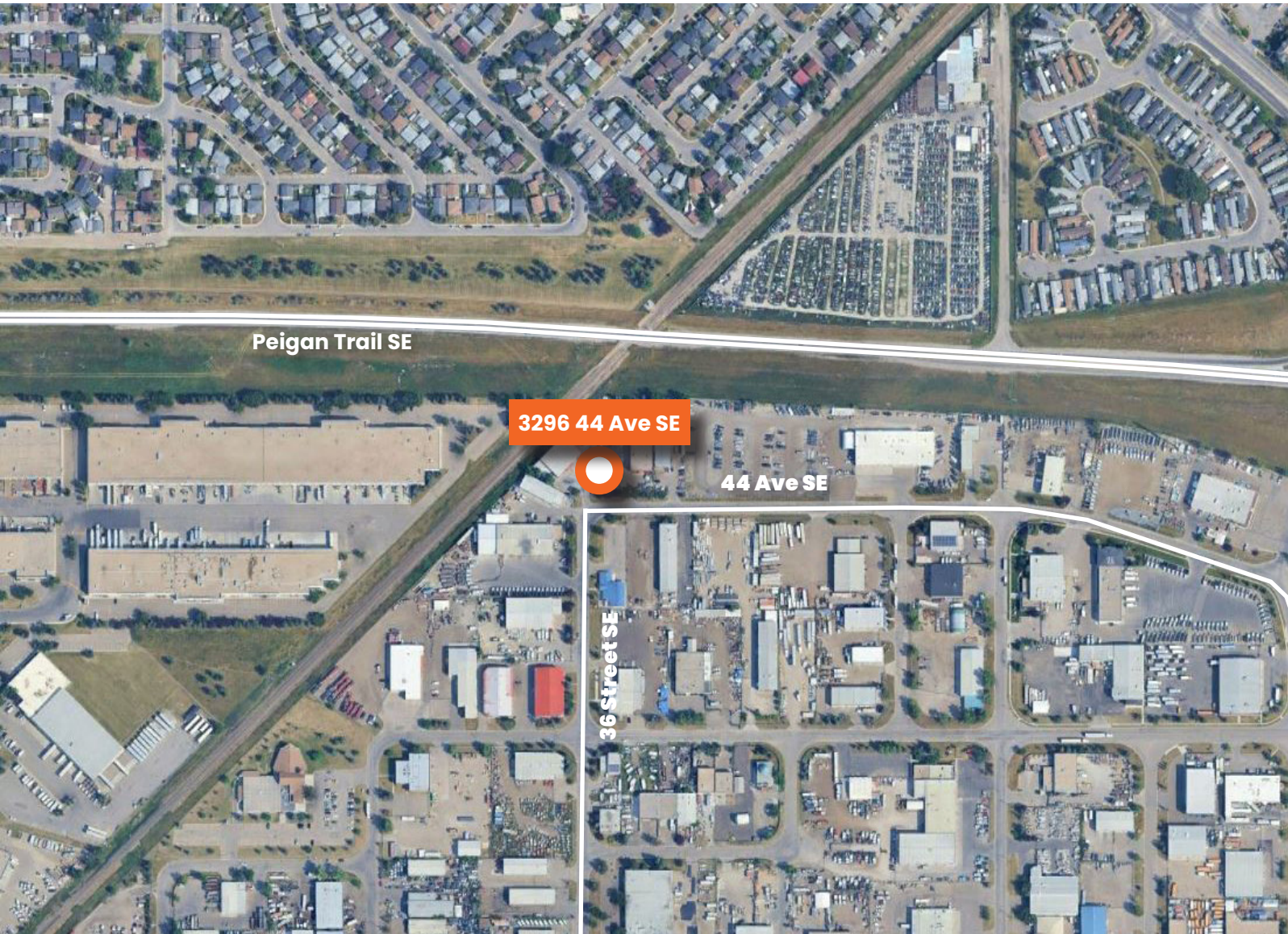
PHOTO GALLERY //



LOCATION

Located in SE Calgary, Suburban South Industrial district, with convenient access to major thoroughfares for shipping and distribution.

Successful Calgary businesses within the immediate area: **Mike Vail Trucking Ltd, Alberta Home Services, Martin Motor Sports Calgary, TCB Trailer Services & Repair, Mammoet Canada Western Ltd, and many others.**



Drive Times:

Deerfoot Trl: **6 minutes**
Macleod Trl: **14 minutes**
Calgary Airport: **18 minutes**

Nearby Amenities

Easy accessibility & close proximity to:



restaurants
& fast food



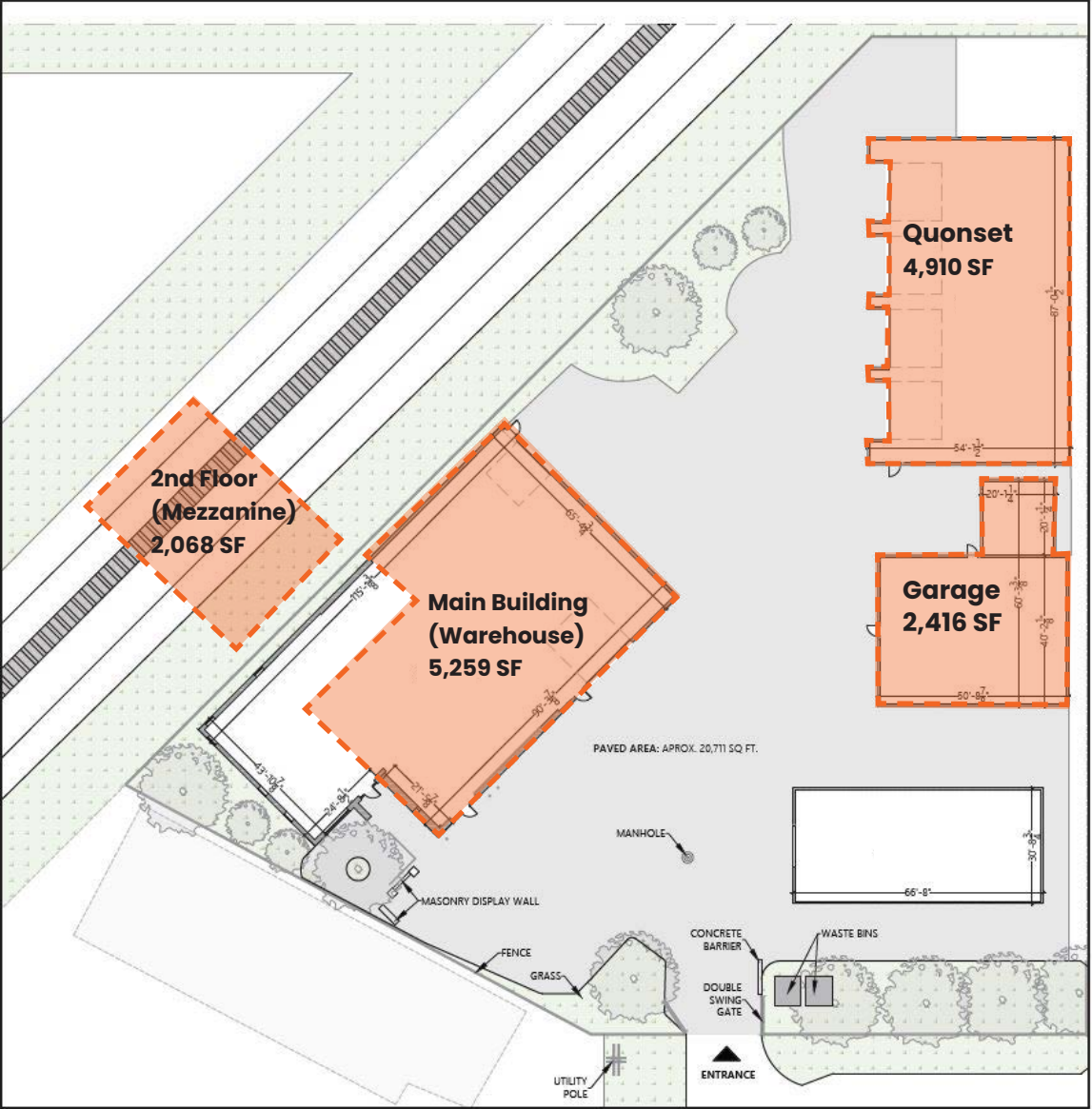
fuel / charging
stations



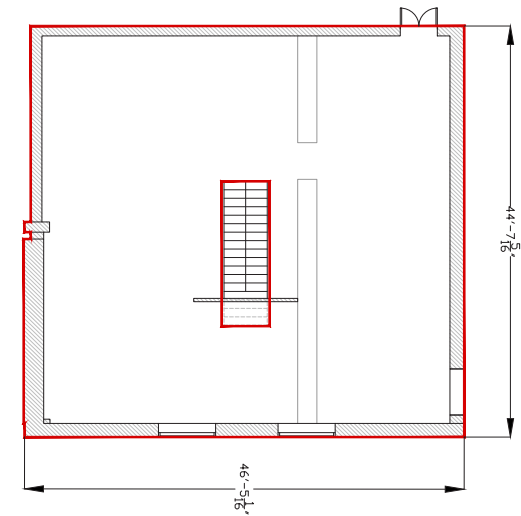
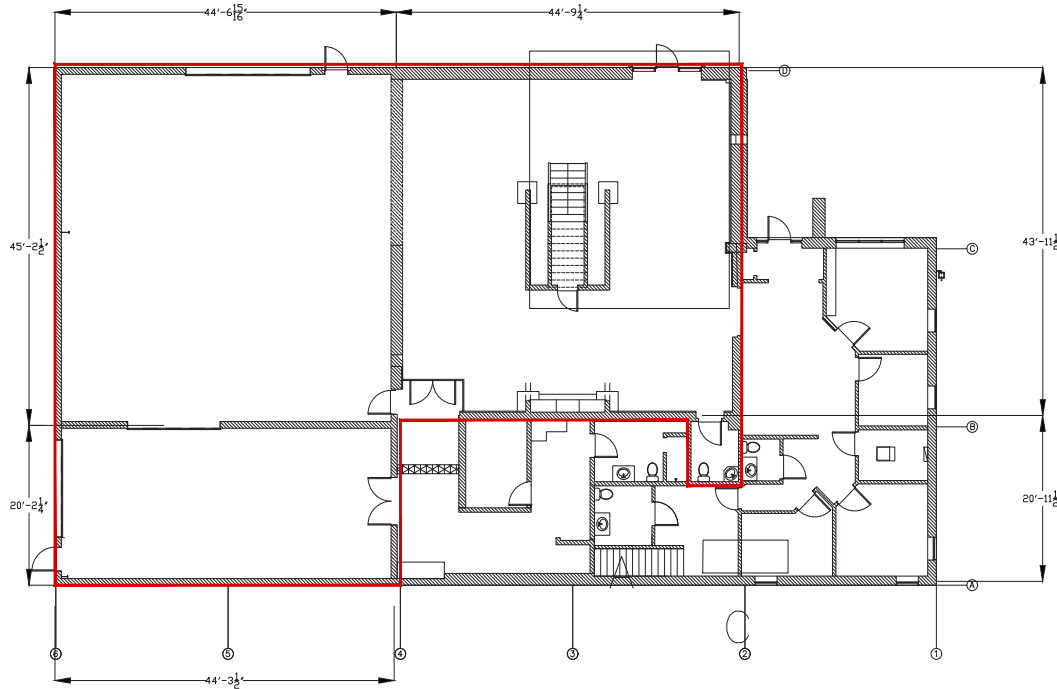
Prime Industrial
park location

SITE PLAN

N↑



FLOOR PLANS



Warehouse (main floor) // 5,259 SF

Messanine // 2,068 SF

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