



For Lease

±40,201 SF Warehouse/Manufacturing Space

Doors 33 - 36, 5811 46th Street SE, Calgary, AB

Evan Truman, CCIM

Senior Vice President | Partner
+1 403 215 7252
evan.truman@colliers.com

Michael Massing, SIOR

Vice President
+1 403 669 6028
michael.massing@colliers.com

Patrick Sailer

Vice President
+1 403 538 2525
patrick.sailer@colliers.com

Jason Isfeld

Associate
+1 403 681 2632
jason.isfeld@colliers.com

Colliers
330, 115 Quarry Park Road SE
Calgary, AB T2C 5G9
www.colliers.com/calgary

Property Overview

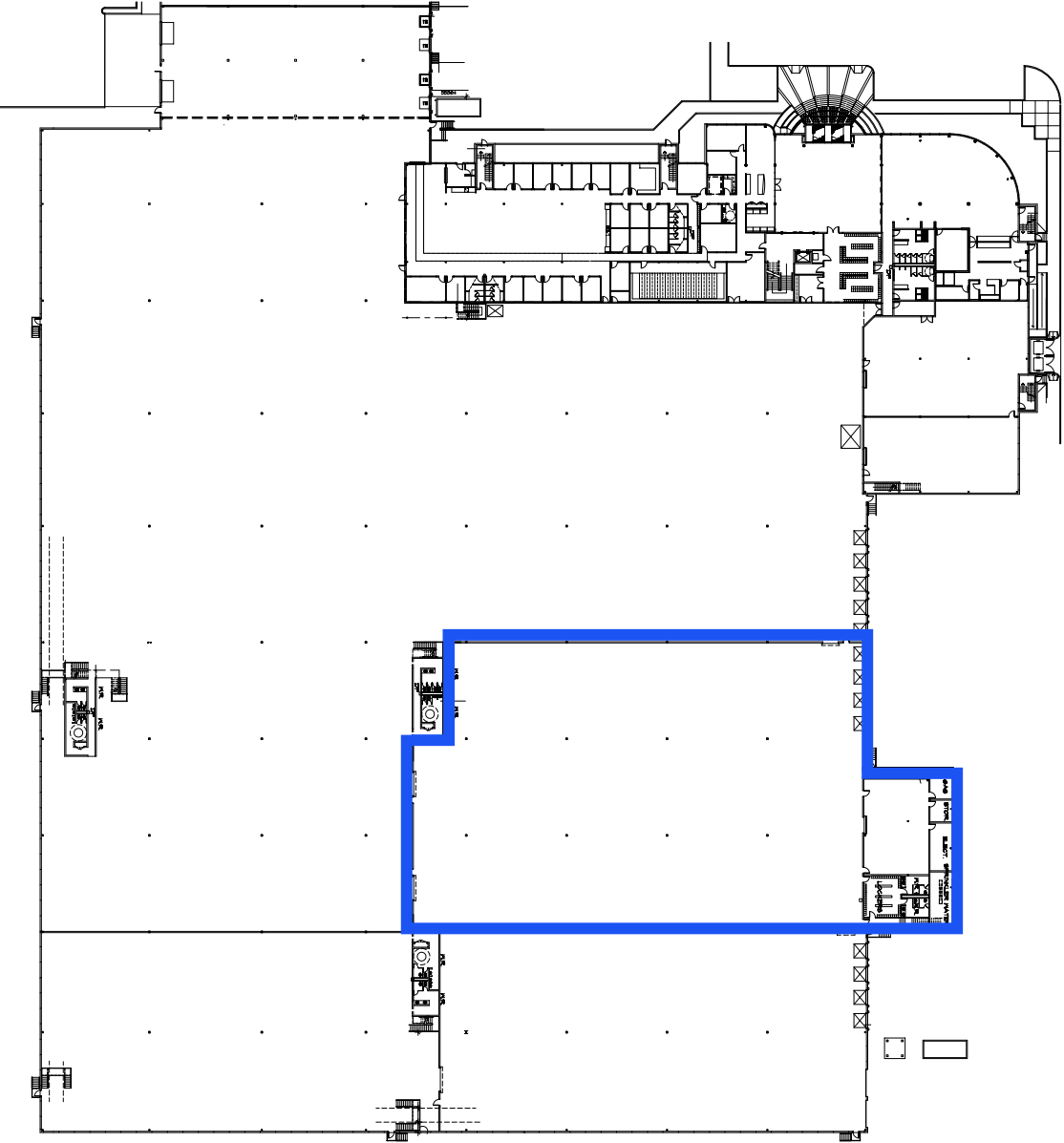
District	Foothills
Year Built	1999
Zoning	I-G (Industrial General)
Total Area	±40,201 SF
Ceiling Height	24' clear
Loading	4 (8' x 8.5') Dock Doors with Levelers
Power	400 Amps, 600 Volts, 3 Phase (TBV)
Heating	Radiant
Make-up Air	25,000 CFM
Sprinklers	Yes
Lease Rate	\$9.95 PSF
Operating Costs (2026)	\$4.90 PSF
Available	90 Days Notice



Features

- Great space for manufacturing with heavy power and make up air
- Large lunch room, locker room and workshop area up front
- Secured and gated property with nightly security patrols
- Quick access to Barlow Trail, 52nd Street SE and Stoney Trail

Floor Plan



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