

1110 58

Avenue SE, Unit 3

Calgary, Alberta

Blake Ellis

Vice President

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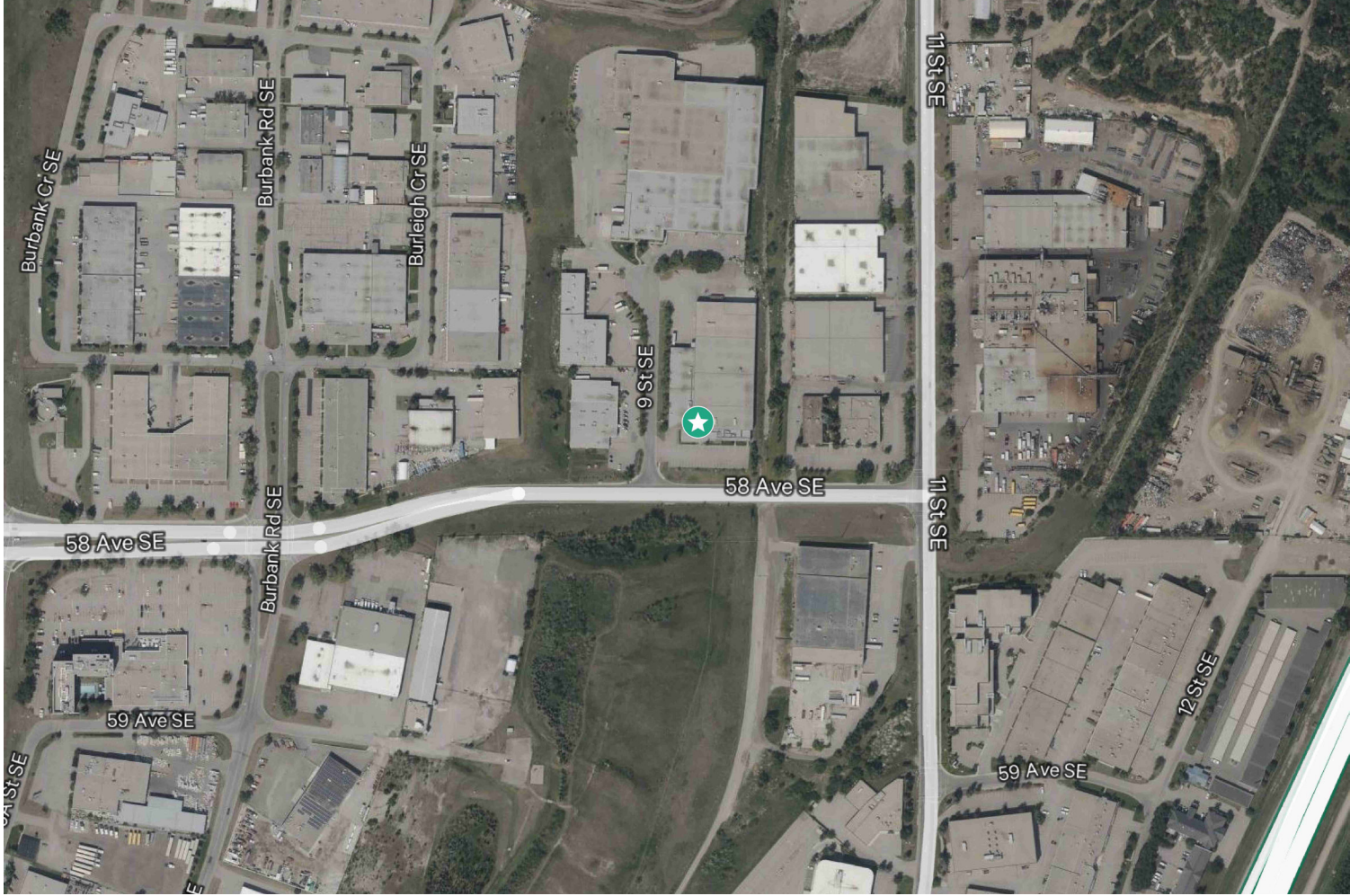
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Centrally Located Office & Warehouse Unit with Exposure to 58 Avenue SE



1110 58 Avenue SE, Unit 3

Calgary, Alberta | T2H 2C9



Unit Rentable Area	Office:	±1,935 SF
	Warehouse:	±23,721 SF
	Unit Rentable Area:	±25,656 SF
Zoning	I-G (Industrial-General)	
Loading	6 x Angled Docks *Interior dock loading court	
Ceiling Height	22-24' Clear (TBV)	
Power	1,600 Amp, 120/208 Volt, 3 Phase (TBV)	
Operating Costs	\$6.38 PSF	
Lease Rate	Market	
Availability	30 Days' Notice	

I-G

Zoning

\$6.38

Operating Costs (PSF)

Market

Lease Rate (PSF)

Property Highlights

- + Open-concept office design with 3 private offices and boardroom
- + Interior loading court with drive-through capabilities which could be repurposed as cold storage
- + Corner unit with direct exposure to 58 Avenue SE
- + Heavy power supply
- + High dock loading ratio able to accommodate 53' trailers
- + South-Central location with immediate access to major road corridors
- + Located directly North of Deerfoot Meadows Power Centre

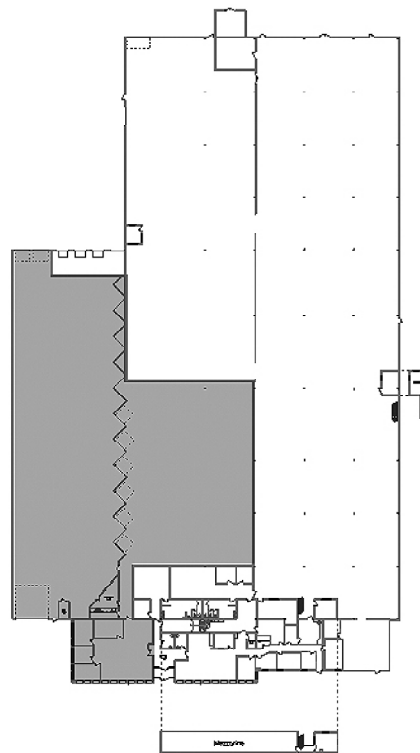
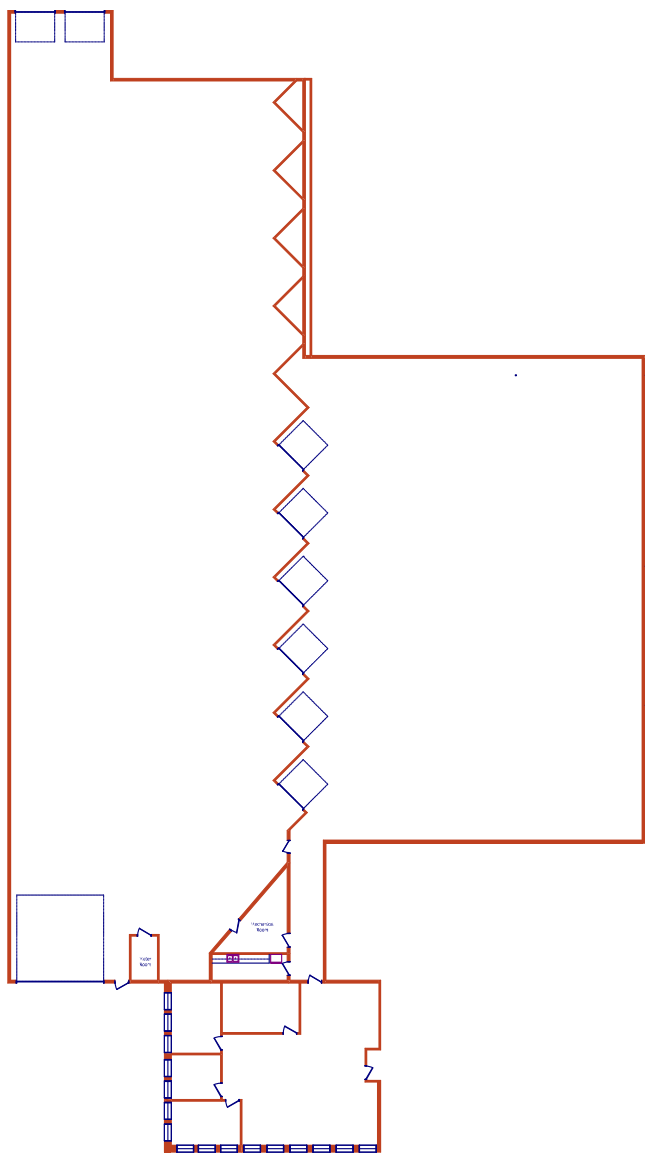


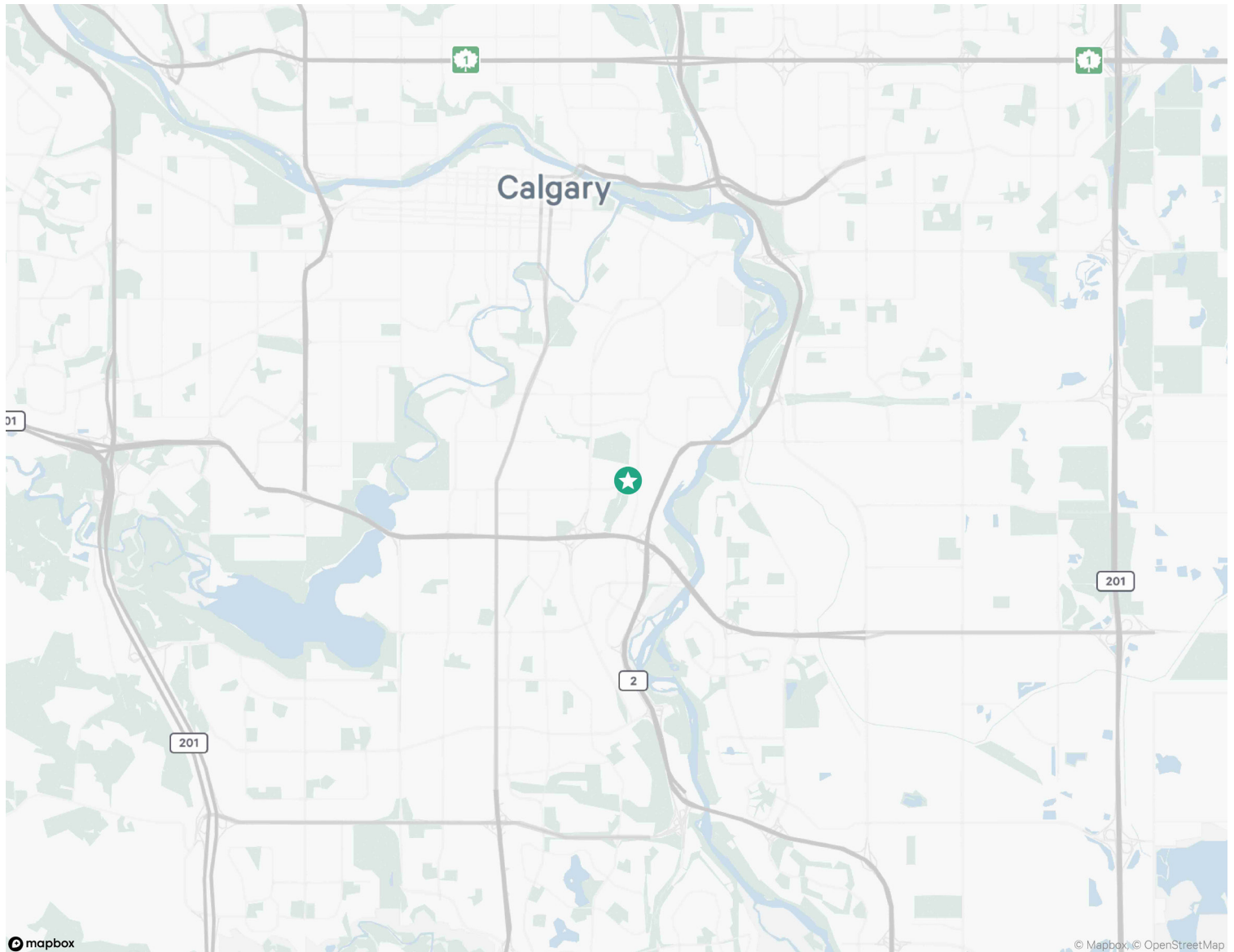
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For Lease

Floor Plan





Contact Us

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