

3716 56 Avenue SE, Bays 1-3

Calgary, Alberta

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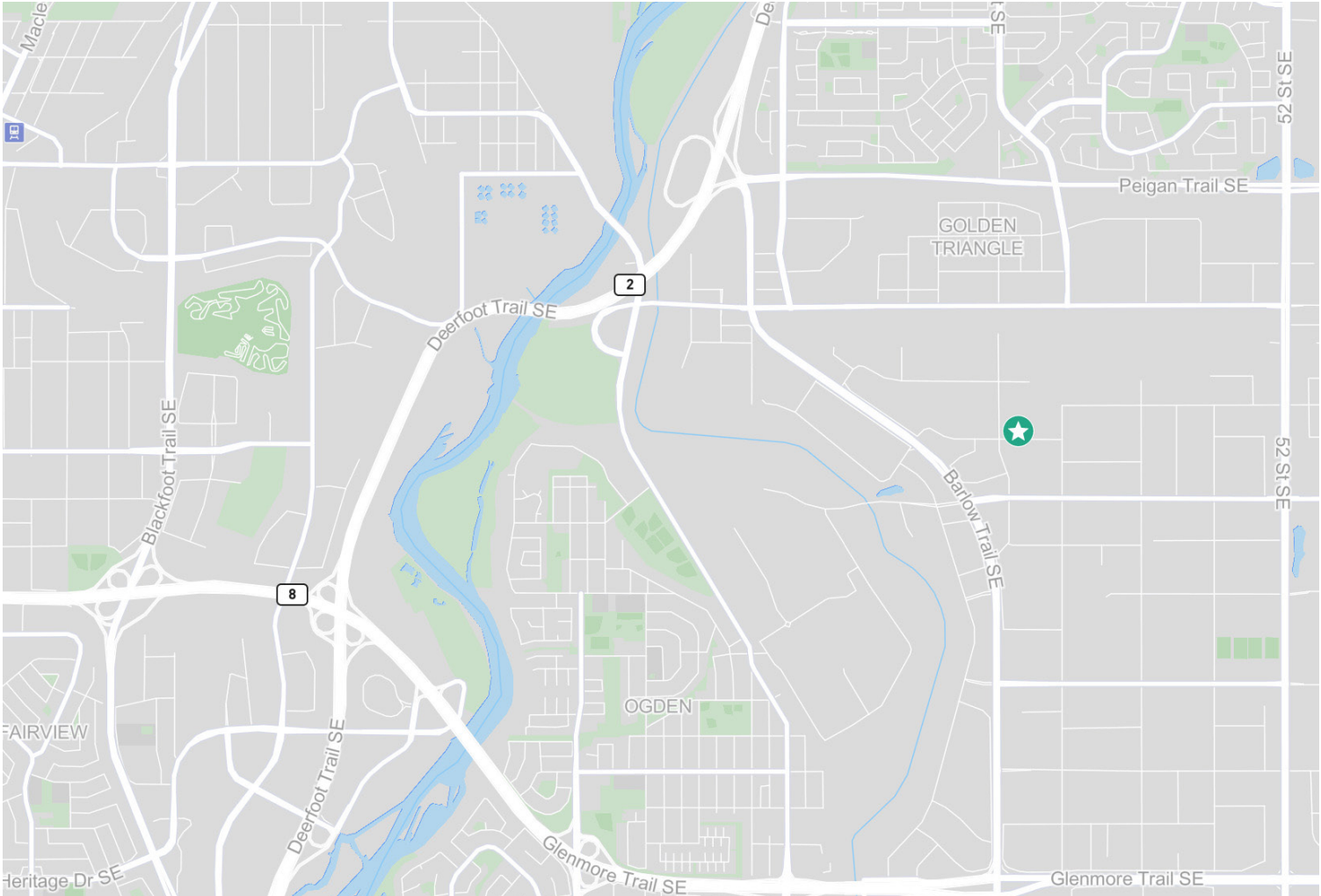
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±8,812 SF Office/Warehouse Unit with Demisable Options



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Calgary, Alberta | T2C 2B5



Building Areas	<u>Bays 1-2</u>		<u>Bay 3</u>		<u>Total</u>	
	Office:	±1,808 SF	Office:	±0 SF	Office:	±1,808 SF
	Warehouse:	±4,199 SF	Warehouse:	±2,805 SF	Warehouse:	±7,004 SF
	Total Area:	±6,007 SF	Total Area:	±2,805 SF	Total Area:	±8,812 SF
Zoning	I-G (Industrial-General)					
Loading	<u>Bays 1-2</u> : 2 x Drive-in (12'x14') <u>Bay 3</u> : 1 x Drive-in (12'x14') <u>Total</u> : 3 x Drive-in (12'x14')					
Ceiling Height	18'7.5" in Warehouse					
Power	<u>Bays 1-2</u> : 100 Amps <u>Bay 3</u> : 60 Amps					
Operating Costs	\$6.80 PSF (2026)					
Lease Rate	Market					
Availability	Immediately					

For Lease

I-G

Zoning

\$6.80

Operating Costs (PSF)

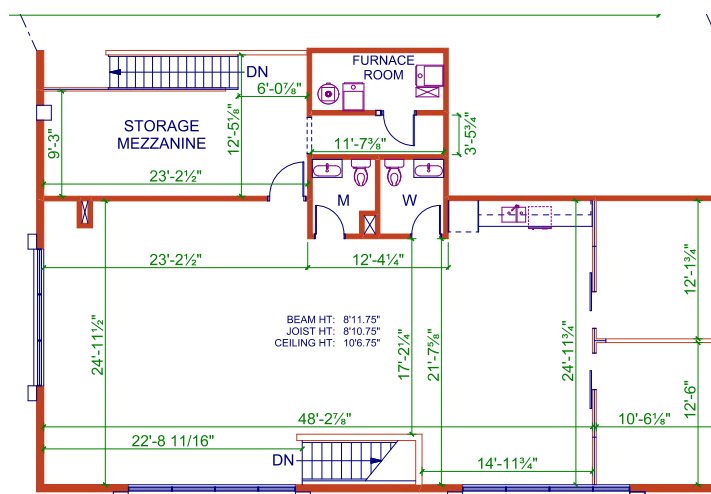
Market

Lease Rate (PSF)

Property Highlights

- + Open-concept office design featuring private meeting rooms, collaborative workspaces, and 2,001 SF bonus mezzanine area
- + Clean warehouse bay with white walls and clerestory windows
- + Good marshalling area and rear truck court providing ample on-site parking
- + Close proximity to major arterial routes, including Deerfoot Trail, 56 Avenue SE, 52nd Street, Glenmore Trail SE, and Barlow Trail
- + Various retail amenities in the immediate area





Bays 1-2 Rentable Area Breakdown

±1,808

Office (SF)

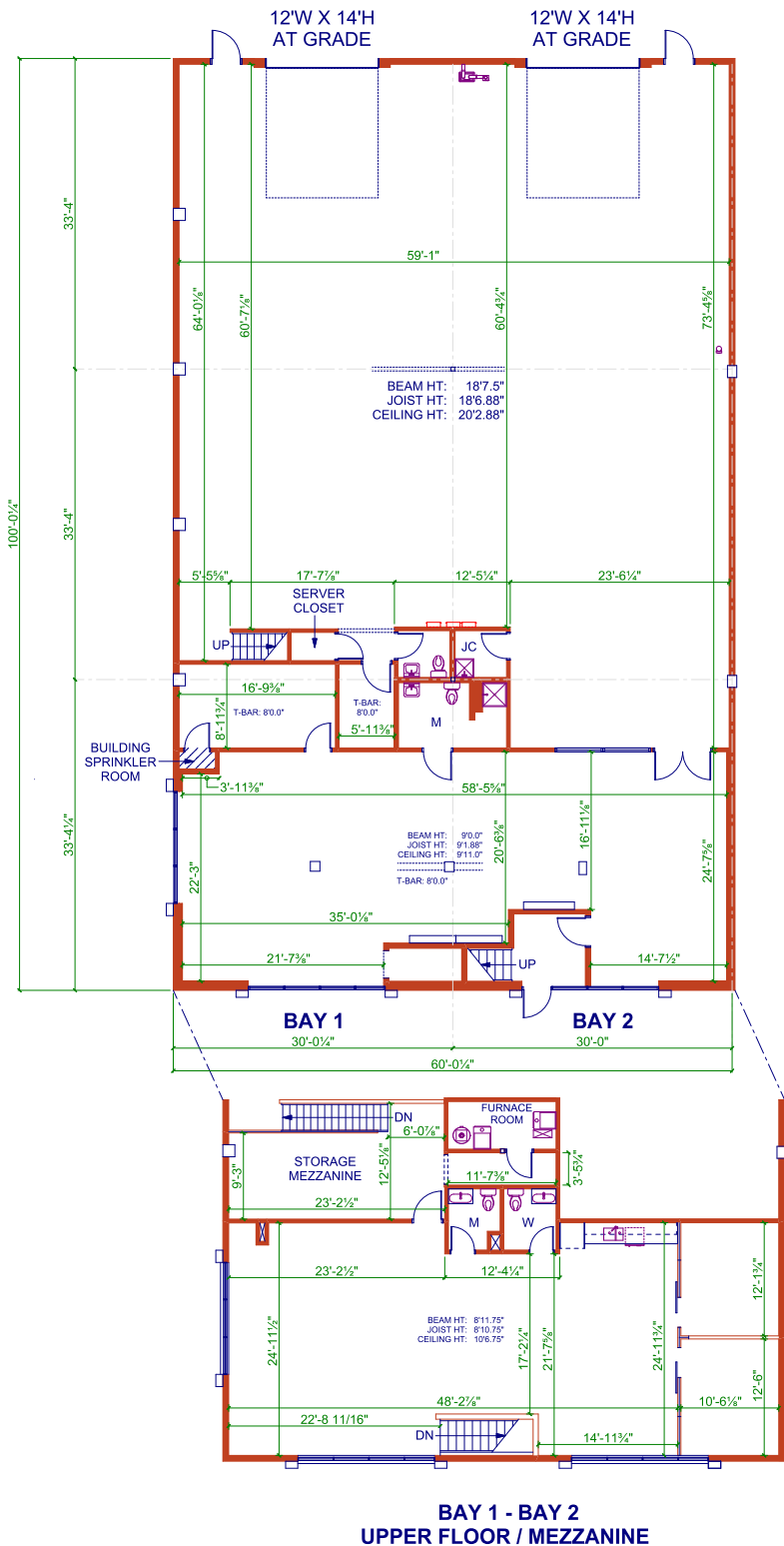
±4,199

Warehouse (SF)

±6,007

Unit Rentable Area (SF)

Floor Plan



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For Lease

Bays 1-2 Interior



Bay 3 Rentable Area Breakdown

±0

Office (SF)

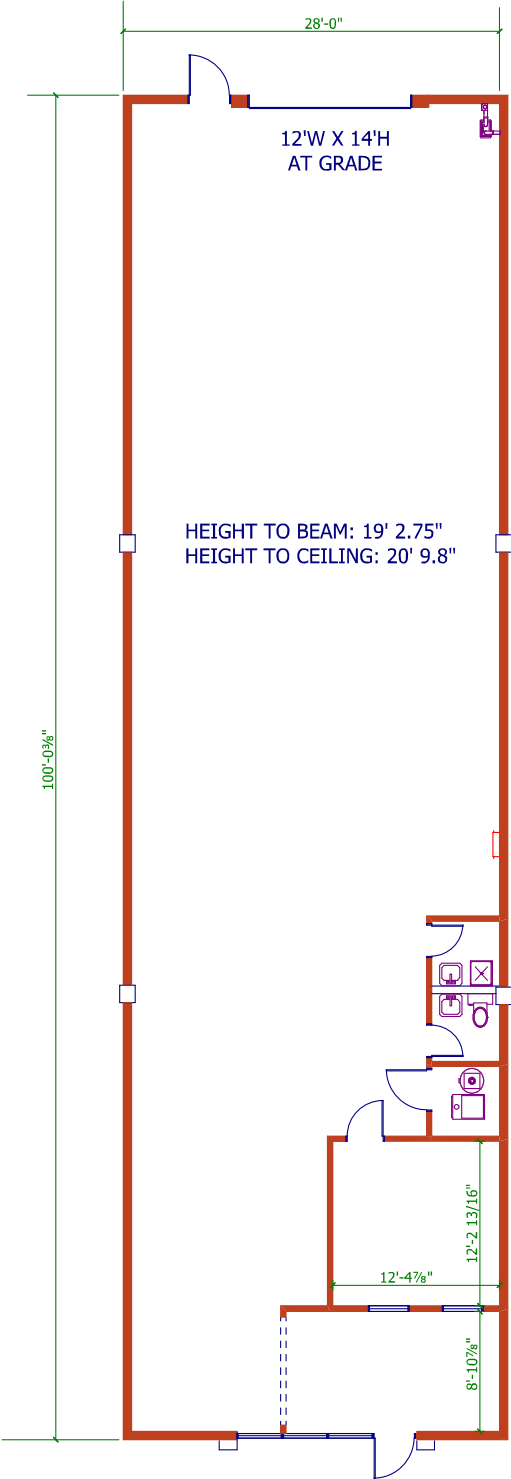
±2,805

Warehouse (SF)

±2,805

Unit Rentable Area (SF)

Floor Plan



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For Lease

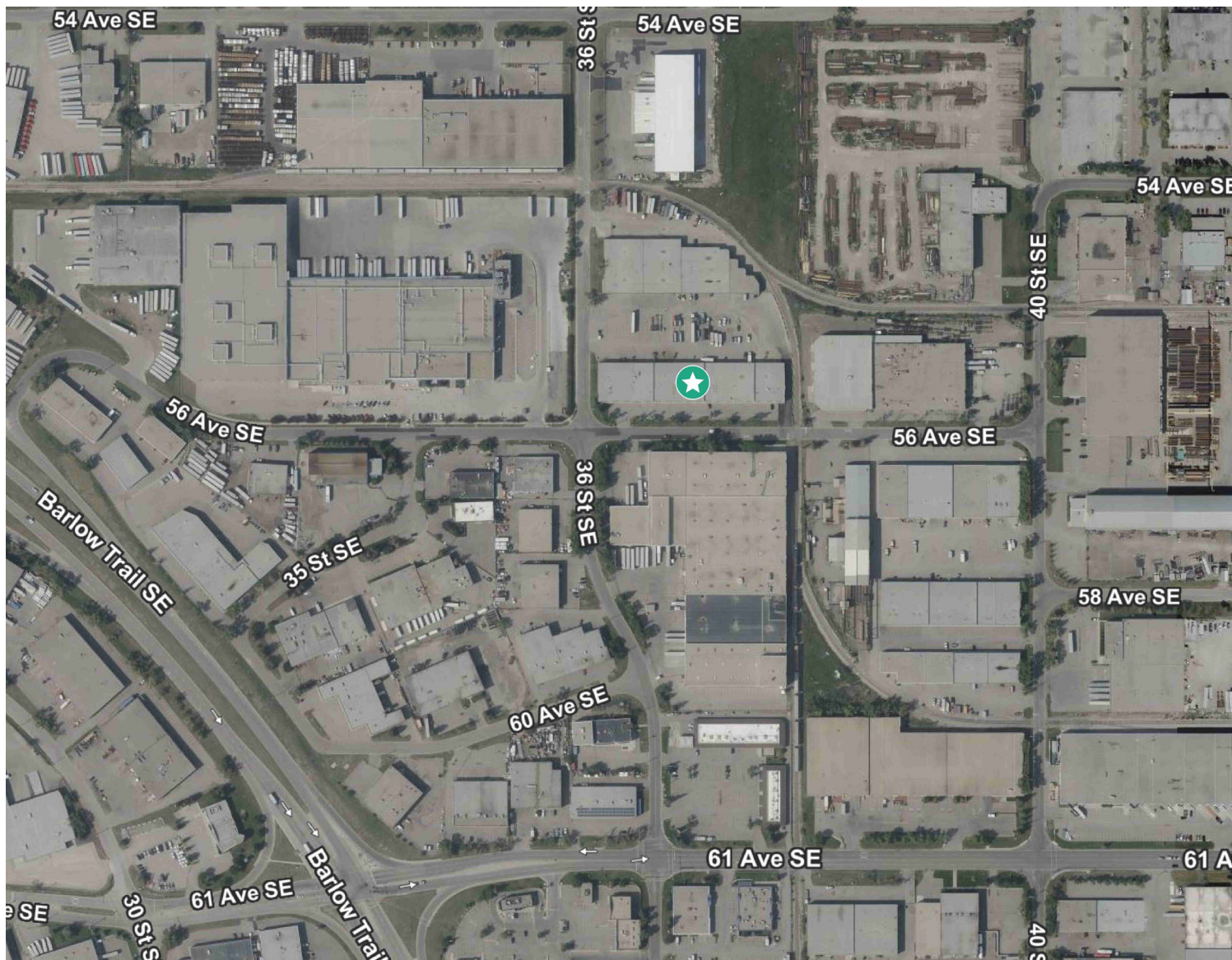
Bay 3 Interior



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For Lease



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