



MAXX
COMMERCIAL

Bruce McIntosh

Licensed at
RE/MAX Landan Real Estate

FOR LEASE

9415 48 ST SE T2G 2R1 | CALGARY, AB

Great lease on a manufacturing property SE Calgary AB

Conveniently located in Foothills Industrial near Glenmore Trail and 52 Street SE, this 3.36-acre property offers excellent access for industrial and commercial operations. The fully serviced site is graveled with an asphalted front area, zoned I-G (Industrial), and fully fenced with an electric entrance gate, security cameras, and 36 parking stalls.

The 20,580 sq. ft. manufacturing building features a 14,900 sq. ft. shop optimized for steel fabrication. It includes an engineered paint bay and dedicated lunchroom, locker room, and bathroom for shop personnel. Powered by an 800-amp, 600-volt, 3-phase service with a 28,000 CFM air makeup system, the shop is equipped with five large overhead doors, five walk doors, and six 5-ton bridge cranes—including a 60 ft x 150 ft outdoor crane—for exceptional lifting capacity and operational flexibility.

Included is a 5,680 sq. ft. two-storey air-conditioned office area that provides up to 14 offices and 2 boardrooms, all equipped with high-speed internet and a full security system.

Proven on steel projects across southern Alberta—from high-rise offices and schools to fire halls and large retail structures—this facility is available for long-term lease, with or without equipment.

The owner is flexible and willing to retain some upstairs offices if not required. Additionally, the owner is open to entertaining the sale of the current business.

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Experience That Counts!

LICENSED AT

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Do not contact owner or employees directly. Confidentiality agreement required.

Property Details

ZONING

I-G (Industrial)

LAND SIZE

3.36 Acres

CEILING HEIGHT

24'

CRANES

6 5-ton bridge cranes, including a 60 ft x 150 ft outdoor crane

SERVICING

Fully serviced water, sewer and natural gas

PROPERTY TAXES

\$100,000

FOR LEASE

- \$16 per sq ft with escalations
- 5 year term
- Can be leased fully equipped with equipment, terms to be negotiated

YEAR BUILT

2006

BUILDING

- Total: 20,580 sq ft
- Shop: 14,900 sq ft
- Office: 5,680 sq ft over 2 floors

LOADING DOORS

- 5 large overhead doors
- 5 walk doors

POWER

- 800 amp, 600 volt 3 phase
- 28,000 CFM air makeup

YARD

- Compacted gravel and asphalt
- Fenced and secure
- Electric entrance gate with security cameras

BUILDING INSURANCE

\$18,000

Exterior Views



Facility Features



Site & Parking

The fully serviced site is graveled with an asphalted front area, zoned I-G (Industrial), and fully fenced with an electric entrance gate, security cameras, and 36 parking stalls.



Shop Amenities

It includes an engineered paint bay and dedicated lunchroom, locker room, and bathroom for shop personnel.



Office Space

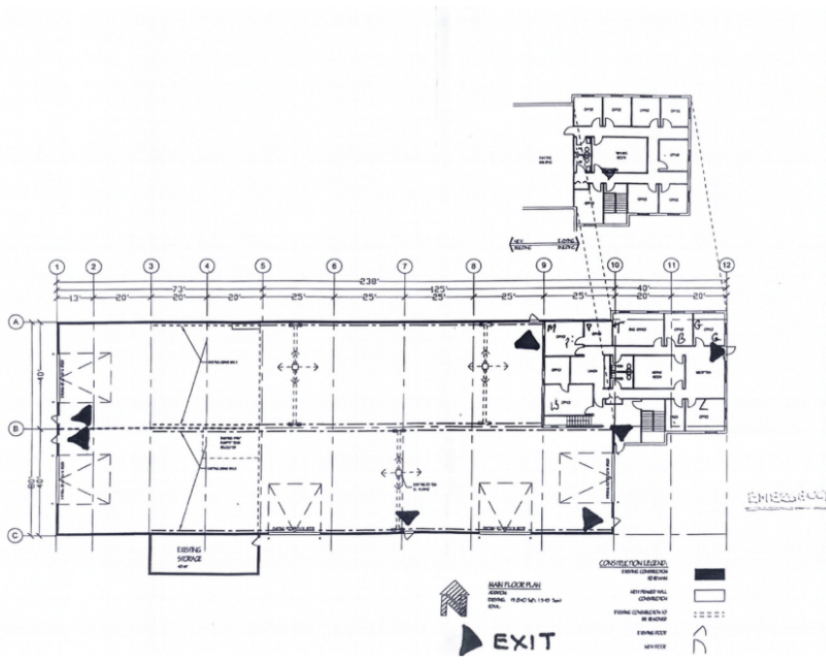
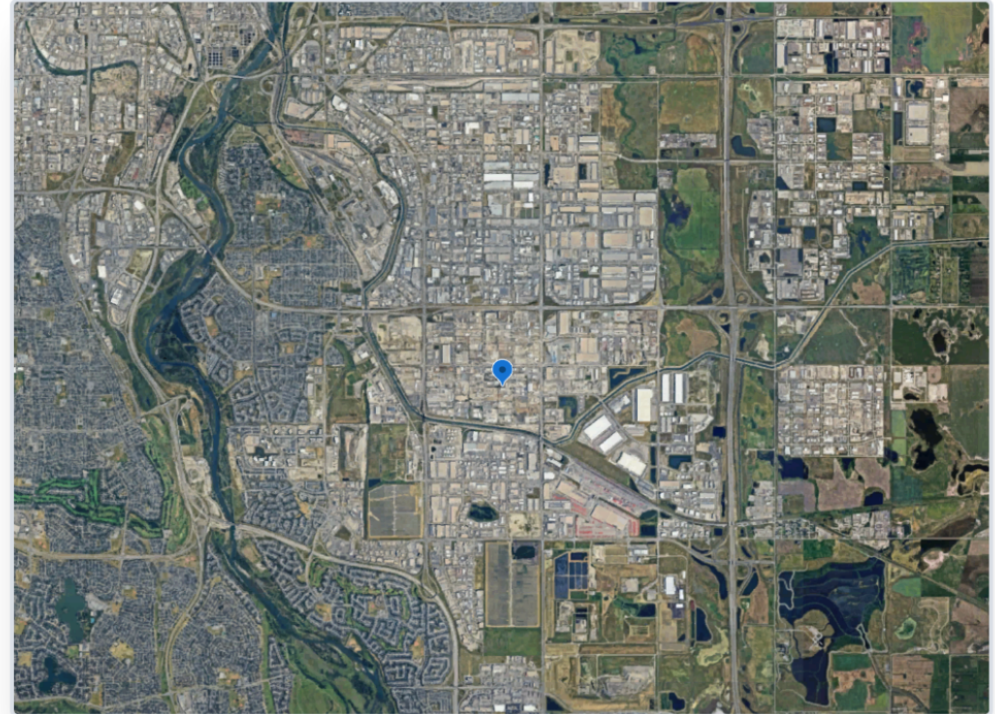
Two-storey air-conditioned office area provides up to 14 offices and 2 boardrooms, all equipped with high-speed internet and a full security system.



Flexible Terms

The owner is flexible and willing to retain some upstairs offices if not needed.

Location



Location Highlights

- Access to Glenmore Trail, Barlow Trail and 52 St
- Industrial Zoning & Heavy Service Area
- Excellent Site Accessibility
- Proximity to Labour & Services

Nearby Amenities

- Convenient Retail & Fuel Access
- Industrial Support Services
- Major Retail & Supply Nodes
- Food & Hospitality Options

The manufacturing shop's capacity has been proven on steel projects across Alberta—from high-rise offices and schools to fire halls and large retail structures. This facility is available for long-term lease, with or without equipment.



3.36 Acres
Prime Location



Fully Equipped
Ready to Operate



Secure Site
Fenced & Gated



Move-In Ready
Available Now

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Ready to Learn More?

Contact us today to schedule a viewing or discuss this opportunity

[Schedule Viewing](#)