



For Lease | Calgary, AB

#6039, 5811 – 46<sup>th</sup> Street SE

44,320 SF warehouse/manufacturing space

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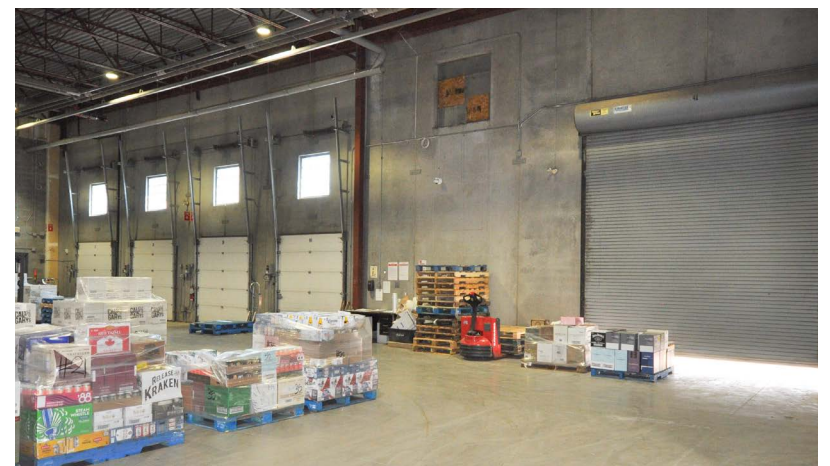
Associate  
403 681 2632  
jason.isfeld@colliers.com



# Property Overview

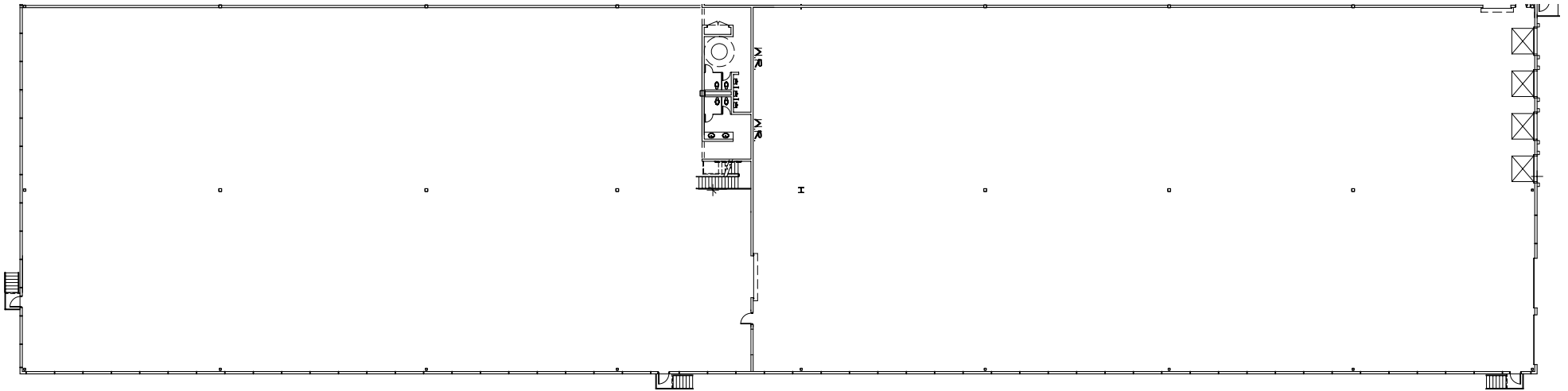
#6039, 5811 – 46<sup>th</sup> Street SE

<b>District</b>	Foothills
<b>Zoning</b>	I-G (Industrial General)
<b>Office Area</b>	± 832 SF
<b>Warehouse Area</b>	± 43,488 SF
<b>Total Area</b>	± 44,320 SF
<b>Ceiling Height</b>	24' clear
<b>Loading</b>	4 (8' x 8.5') Dock doors with levelers 2 (14' x 14') Drive-in
<b>Power</b>	400 Amps, 600 Volts, 3-phase (TBV)
<b>Lighting</b>	LED
<b>Heating</b>	Radiant
<b>Make Up Air</b>	25 Ton
<b>Sprinklers</b>	ESFR
<b>Lease Rate</b>	\$8.95 PSF
<b>Op Costs (2025 Est.)</b>	\$4.90 PSF
<b>Available</b>	April 1, 2025



# Floor Plan

#6039, 5811 - 46<sup>th</sup> Street SE



## Features

- Great space for manufacturing with heavy power, make up air and long runs for production/assembly
- Secured and gated property with nightly security patrols
- Potential trailer parking on site
- Small shipping office, lunchroom & bathrooms
- Fibre Optic data
- Ample natural light
- Quick access to Barlow Trail, 52<sup>nd</sup> Street SE and Stoney Trail

## Vehicle Access



**Downtown**

18 minutes



**Airport**

24 minutes



**Highway 1**

10 minutes



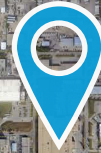
**Ring Road**

6 minutes





50<sup>th</sup> Avenue SE



Barlow Trail SE

52<sup>nd</sup> Street SE

Stoney Trail SE

Glenmore Trail SE

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