

AVISON
YOUNG



FOR LEASE

11056 - 48 Street SE

Calgary, AB

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DISTRICT	Eastlake
ZONING	I-G (Industrial General)
LEASABLE AREA	Unit 130 - 26,218 sf
SITE SIZE	2.95 acres
LOADING	4 dock
CEILING	28'
POWER	TBV
YEAR BUILT	2011
LEASE RATE	\$13.00
OPERATING COSTS	\$5.47
AVAILABILITY	October 1, 2025

Highlights



Excellent access to Deerfoot Trail, Barlow Trail SE, and the Stoney Trail Ring Road



High quality office build out



Motion sensor T5 lighting in warehouse



Upgraded sprinkler system



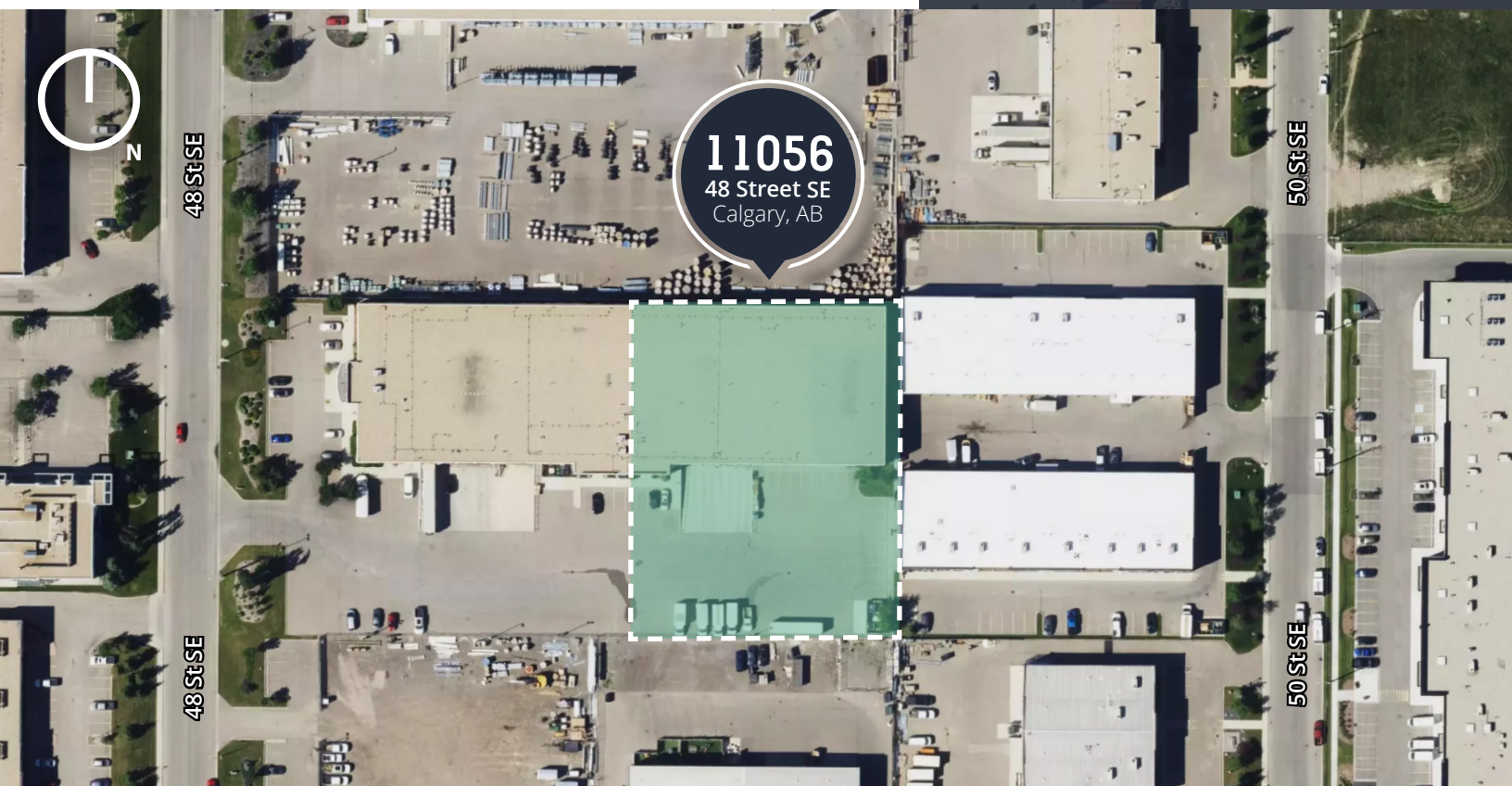
Large marshalling area with room to accommodate 53 trucks



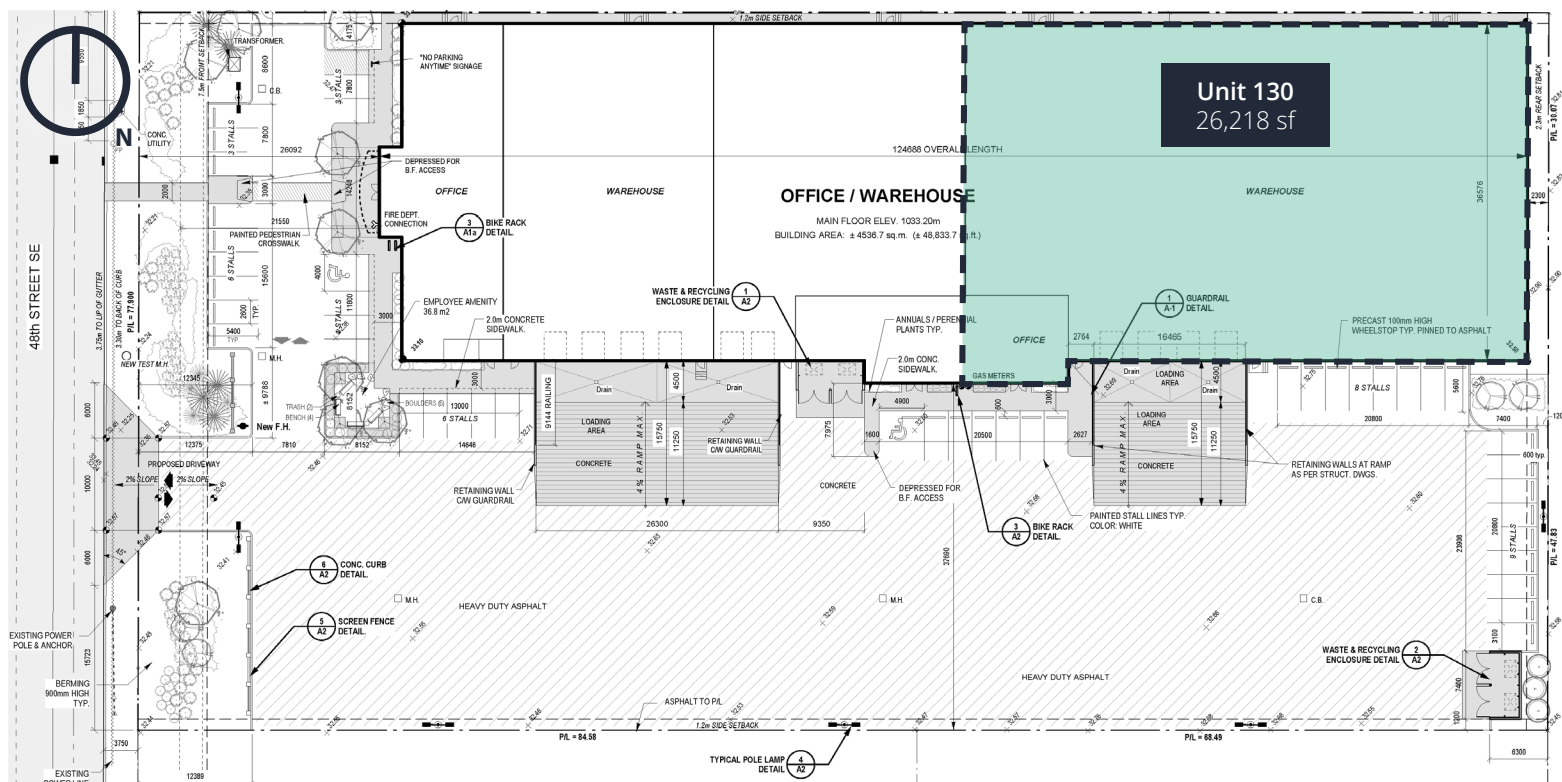
Ability to fence yard

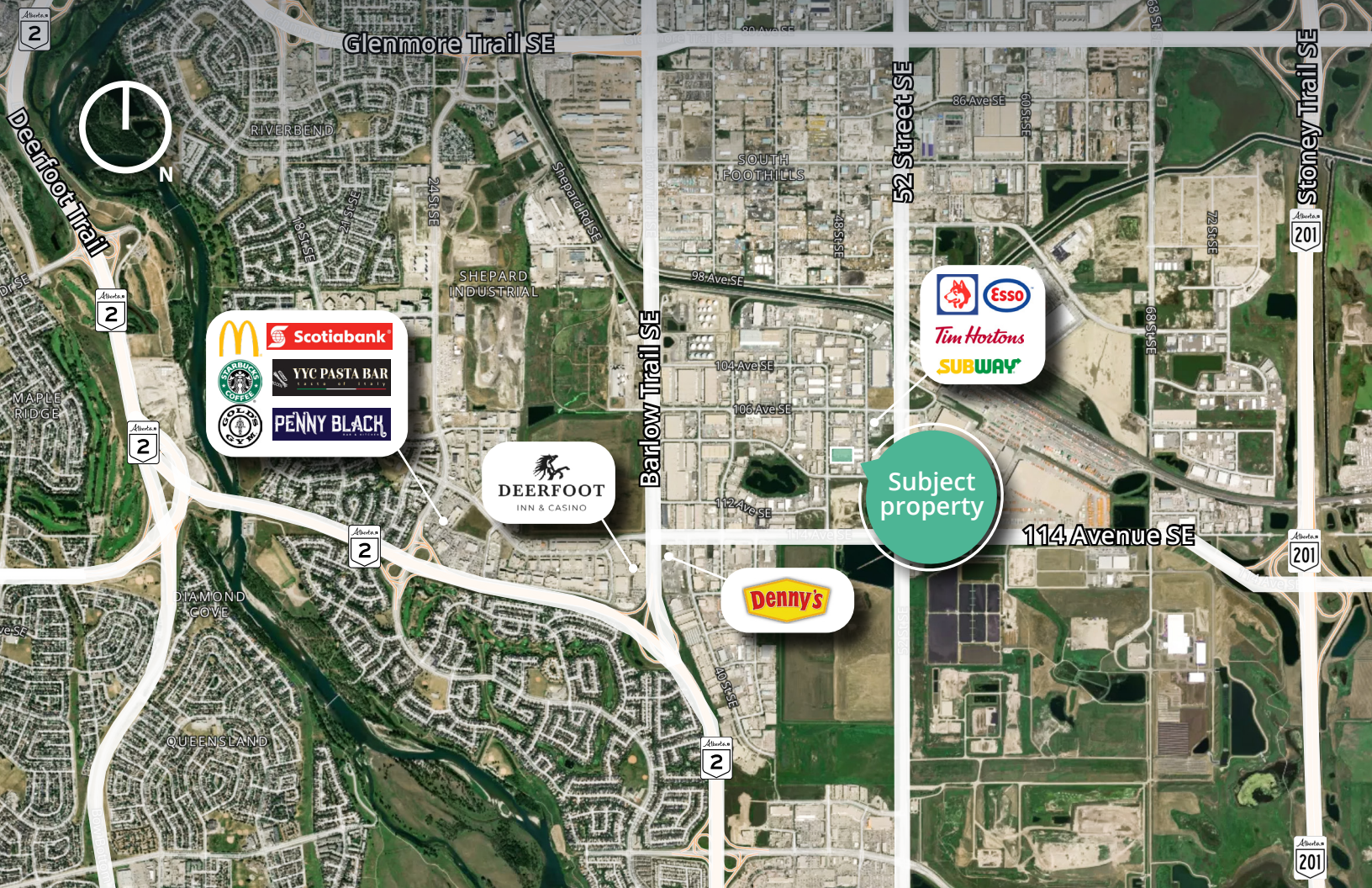


Ability to add additional doors



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Get more information

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