

Dock Loading Bay
With Developed Mezz
& Exposure
// 5,100 SF

FOR LEASE

3953 112 Ave SE, Bay 119, Calgary, AB



HARVEY ARONOVICH Vice President | Associate
403.560.2059 | harvey@cdnglobal.com

TATE ARONOVICH | Associate
403.689.1079 | tate@cdnglobal.com

CDN Global Advisors Ltd. 520 5 Ave SW, Suite 1910
Calgary, AB, Canada T2P 3R7 www.cdnglobal.com

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Commercial Real Estate Advisors

PROPERTY HIGHLIGHTS



- Well maintained complex
- Large marshaling area
- High profile visibility at corner of Barlow & 114th Avenue with additional pylon signage at no cost
- Easy access to major routes; Deerfoot Trail & Stoney Trail
- Ample double row parking at front with additional parking at rear
- Dock loading
- Close to staff amenities
- Mezzanine at reduced cost

PROPERTY OVERVIEW

Address:	3953 112 Ave SE, Bay 119, Calgary, AB
District:	East Lake Industrial
Zoning:	Industrial General (I-G)
Total Square Footage:	5,100 SF
Warehouse Area:	2,700 SF
Main Floor Office Area:	1,200 SF
Mezzanine/Office Area:	1,200 SF

Clear Height:	24' (TBV)
Loading:	1 Dock Door with Levelers
Power:	200 amps @ 120/208 (TBV)
Lease Rate:	Main Floor \$14.00 PSF with escalations Mezzanine \$2.00 PSF with escalations (Monthly Rent: \$4,750.00 Year 1)
Op's Cost (2026):	\$7.71 PSF (Main floor only / 3,900 SF)
Availability:	Immediate

ADDITIONAL FEATURES //

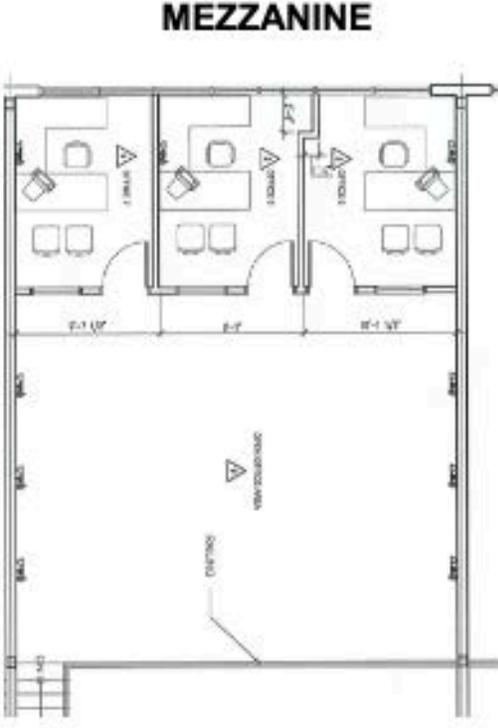
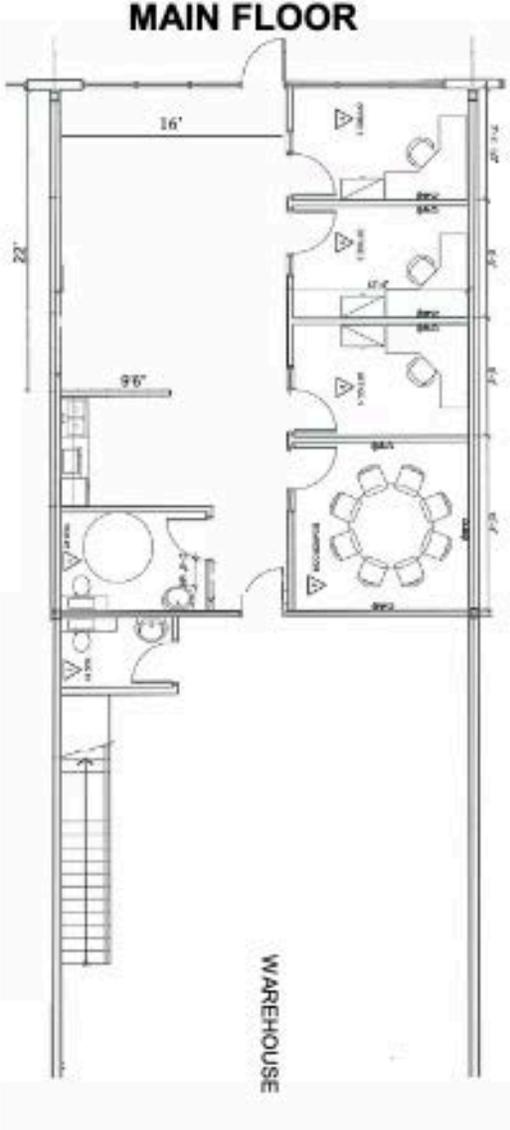


Top right: Mezzanine Office Area



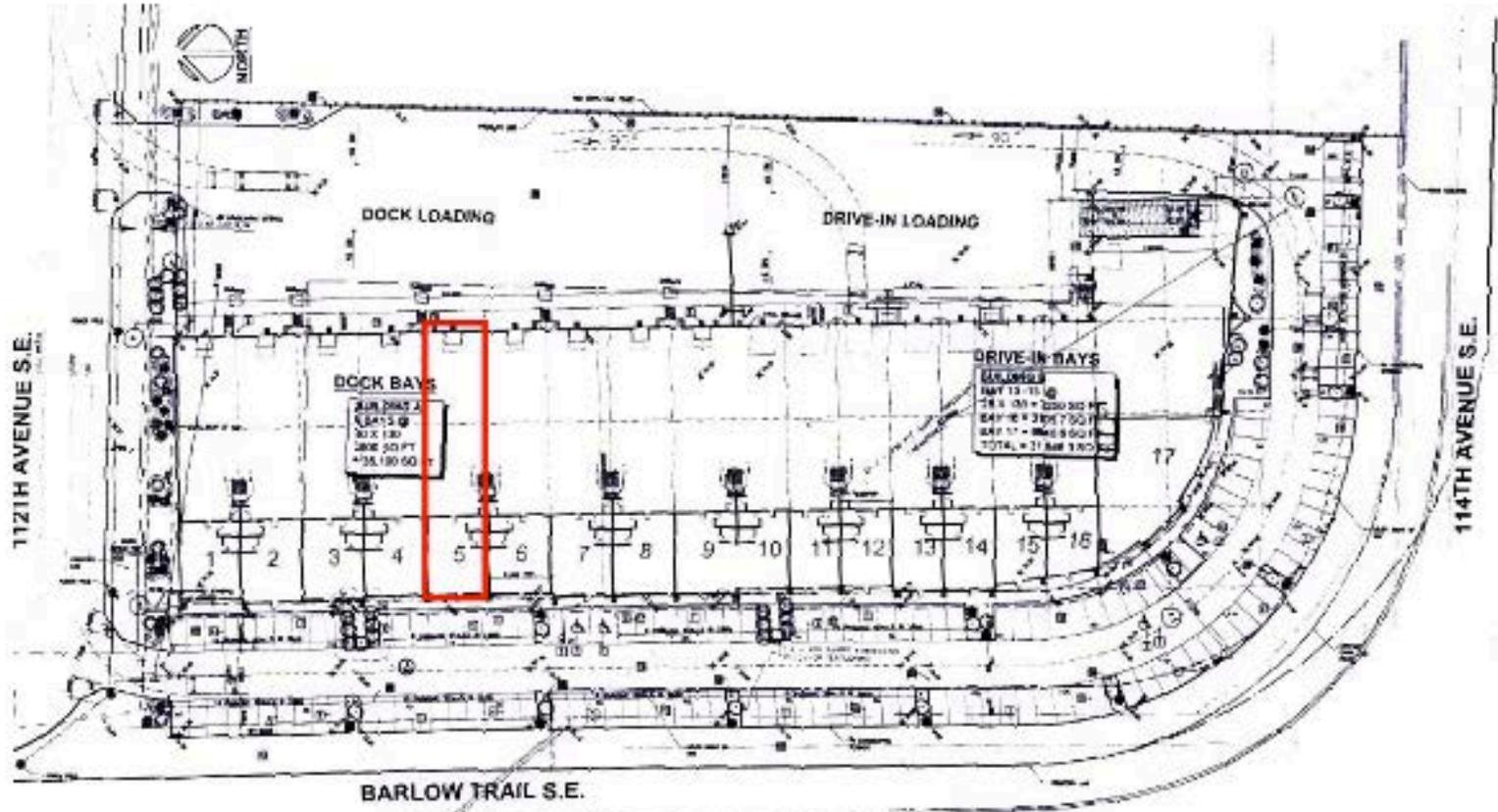
Main Floor Office Area

FLOOR PLANS //



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SITE PLANS //



LOCATION



Drive Times:

AB-2 & Deerfoot Trl: **5 minutes**
Glenmore Trl: **7 minutes**
Stoney Trail SE: **12 minutes**
YYC Airport: **28 minutes**

Nearby Amenities

Easy accessibility & close proximity to:



banks & financial services



restaurants & fast food



fuel / charging stations



Prime Industrial park location

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