



**PROPERTY OVERVIEW**

- » Open-concept industrial bay, ideal for businesses looking for flexibility and functionality.
- » The bay features radiant heat, 23' clear ceilings, 200 AMP power service, and an automated 12'x14' overhead door, allowing easy access for freight or large equipment.
- » Ample parking directly in front, plus additional parking and storage space at the rear.
- » Part of a well-maintained industrial complex in the community of East Shepard Industrial
- » Excellent location offering quick and convenient access to Barlow Trail, 52nd Street, Deerfoot Trail, and Stoney Trail, making it a great choice for light industrial, warehousing, or commercial uses in a prime southeast Calgary location.

**LEASE DETAILS**

<b>TOTAL SIZE</b>	±4,885 SF
<b>OFFICE</b>	±1,324 SF
<b>2ND FLOOR OFFICE</b>	±1,324 SF
<b>WAREHOUSE</b>	±2,237 SF
<b>LEASE RATE</b>	\$15.00 PSF
<b>OP COST</b>	\$6.22 PSF (2025)
<b>LEASE TERM</b>	5 Years
<b>ZONING</b>	I-G (Industrial General)
<b>LOADING</b>	1 Drive-in Door (12' x 14')
<b>CEILING HEIGHT</b>	23' Clear
<b>POWER</b>	200 Amps
<b>PARKING</b>	Ample
<b>AVAILABILITY</b>	April 2026

December 18, 2025

For more information, please contact:



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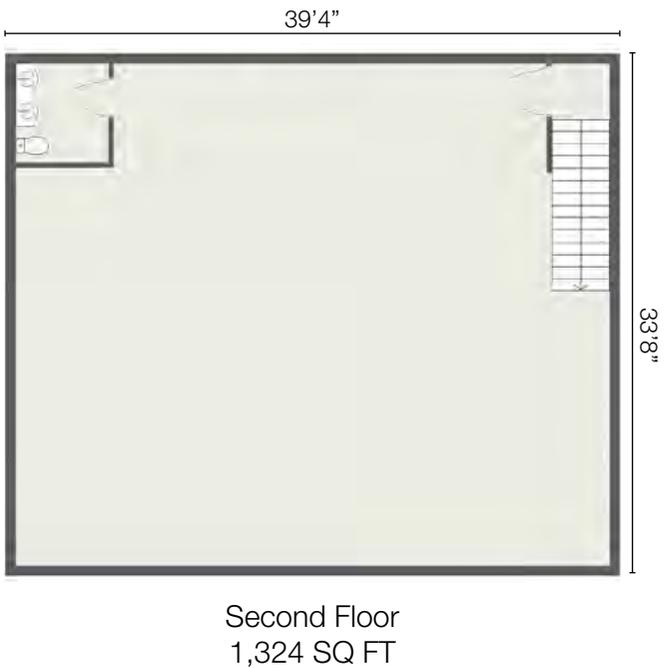


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**PROPERTY LOCATION**

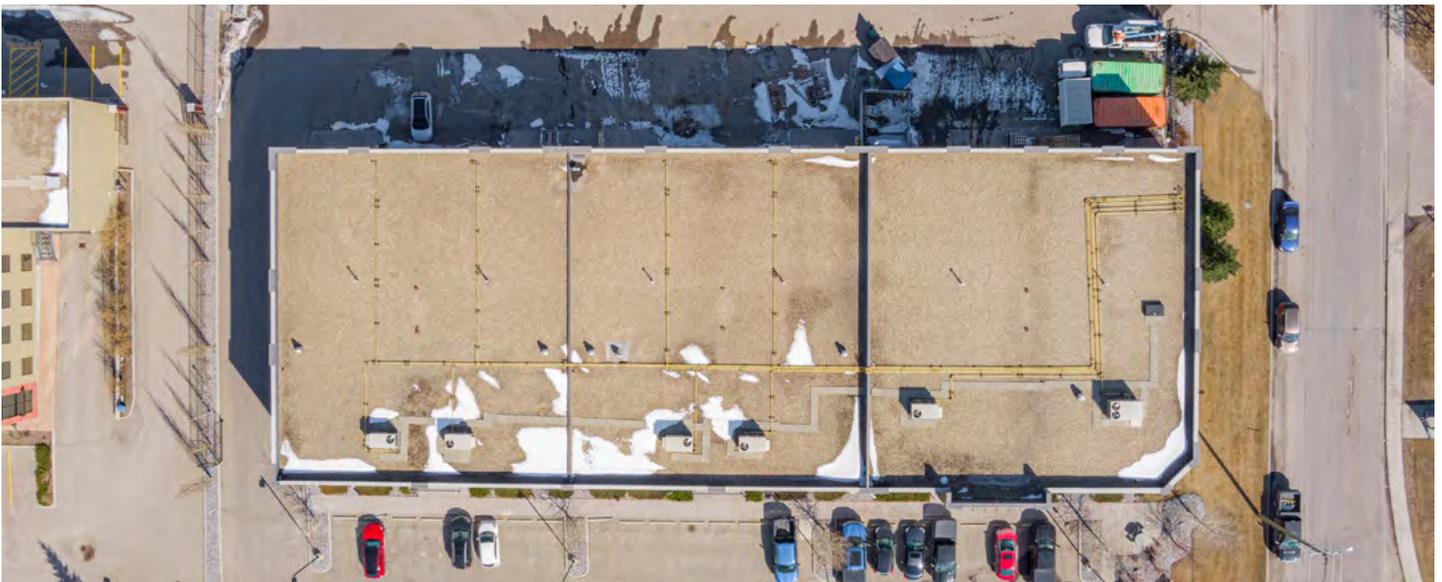


**FLOOR PLAN**



\* All dimensions and areas are approximate and should be used for reference only.

**SPACE PHOTOS**



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