

WAREHOUSE WITH
DRIVE-IN & DOCK
LOADING
// 21,472 SF

FOR LEASE

3916 56 Avenue SE, Calgary, AB



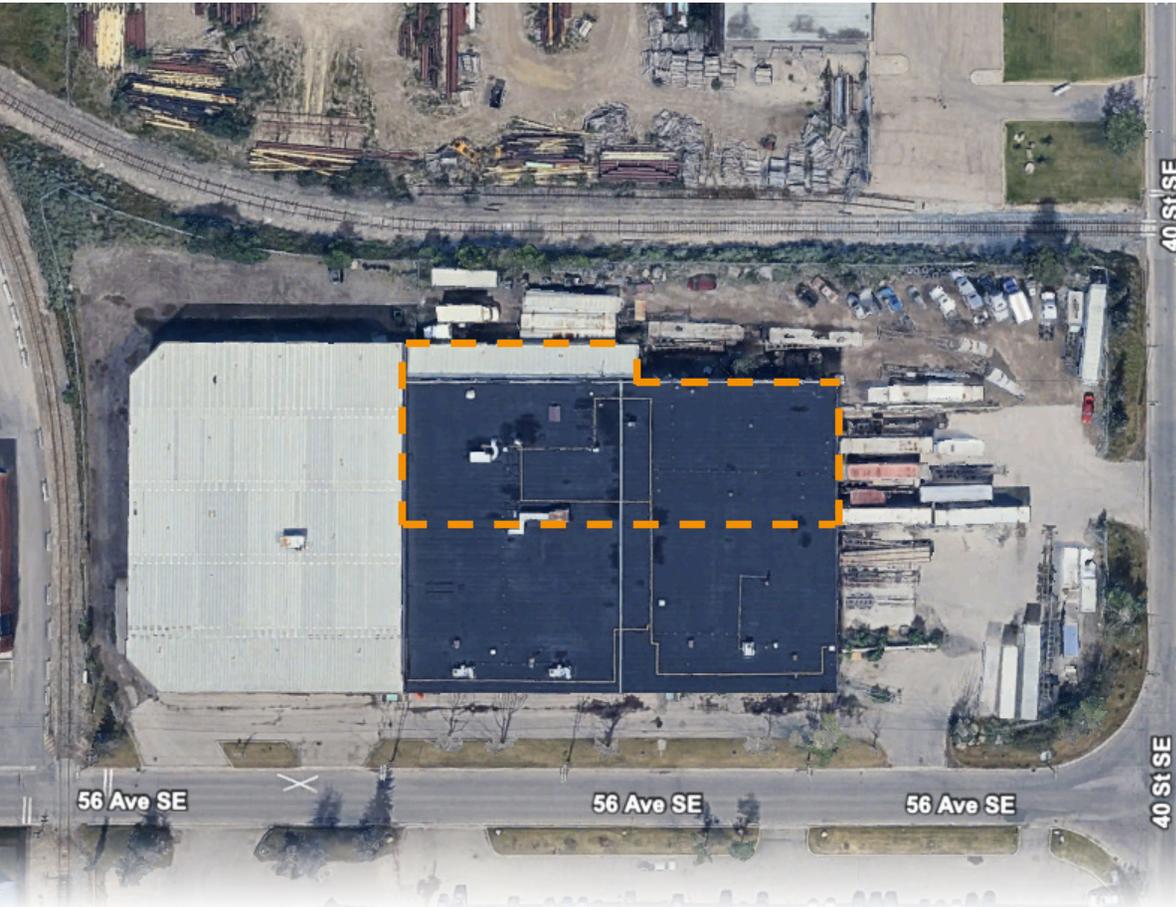
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PROPERTY HIGHLIGHTS



- Ideal Foothills location with convenient access to major transportation routes: Stoney Trail, Glenmore Trail and Deerfoot Trail.
- Multiple dock doors and drive-in door availability.
- Yard area for trailer storage.
- Low cost distribution or storage opportunity.
- Landlord will consider short term deals.

PROPERTY OVERVIEW

Address:	3916 56 Avenue SE, Calgary, AB
District:	Foothills Industrial
Zoning:	Industrial General (I-G)
Total Square Footage:	21,472 SF
Warehouse Area:	21,072 SF
Office Area:	400 SF
Clear Height:	16' (TBV)
Loading:	(5) Dock Doors & (1) Drive-in
Power:	200 Amps@120/208 Volt (TBV)
Lease Rate:	\$8.00 PSF with Escalations
Ops Costs (est. 2025):	\$4.50 PSF
Availability:	January 1, 2026



LOCATION

Located in SE Calgary, Foothills Industrial district, with convenient access to major thoroughfares for shipping and distribution.



Drive Times:

Glenmore Trl: **5 Minutes**
Deerfoot Trail: **7 minutes**
Stoney Trail: **8 minutes**
Calgary Airport: **20 minutes**

Nearby Amenities

Easy accessibility & close proximity to:



banks & financial services



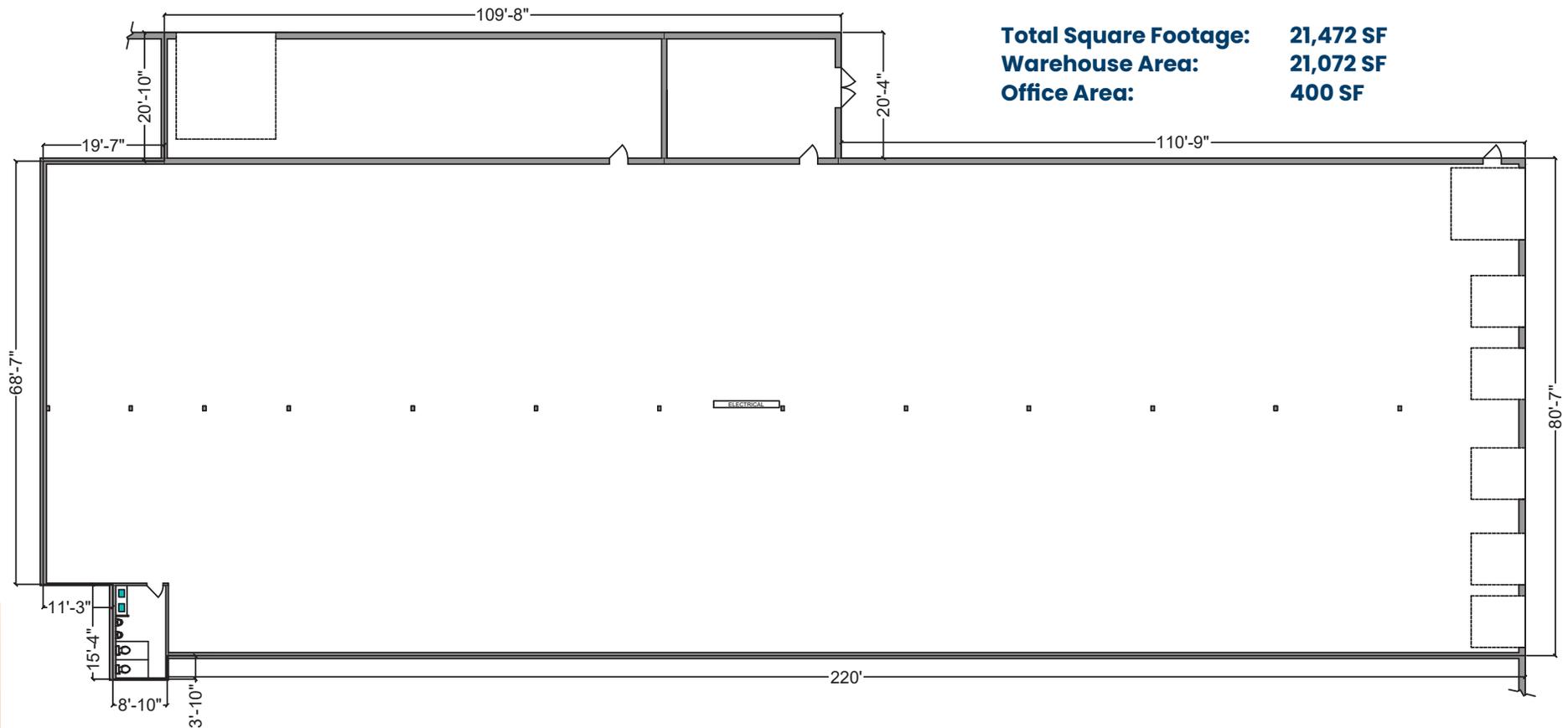
restaurants & fast food



fuel / charging stations



FLOOR PLANS



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