

For Lease



# 3916 – 61 Avenue SE, Unit 2

## Calgary, AB

- Available Upon 30 Days' Notice
- 52,083 SF
- ESFR sprinklered building
- 3,443 sf of office build-out
- 6 dock loading doors (dock restraints, lights), 1 drive-in door
- Many surrounding amenities

IDEAL FOR BULK STORAGE AND DISTRIBUTION



Central Foothills with access to Barlow Trail, Glenmore Trail, Stoney Trail and 52 Street SE

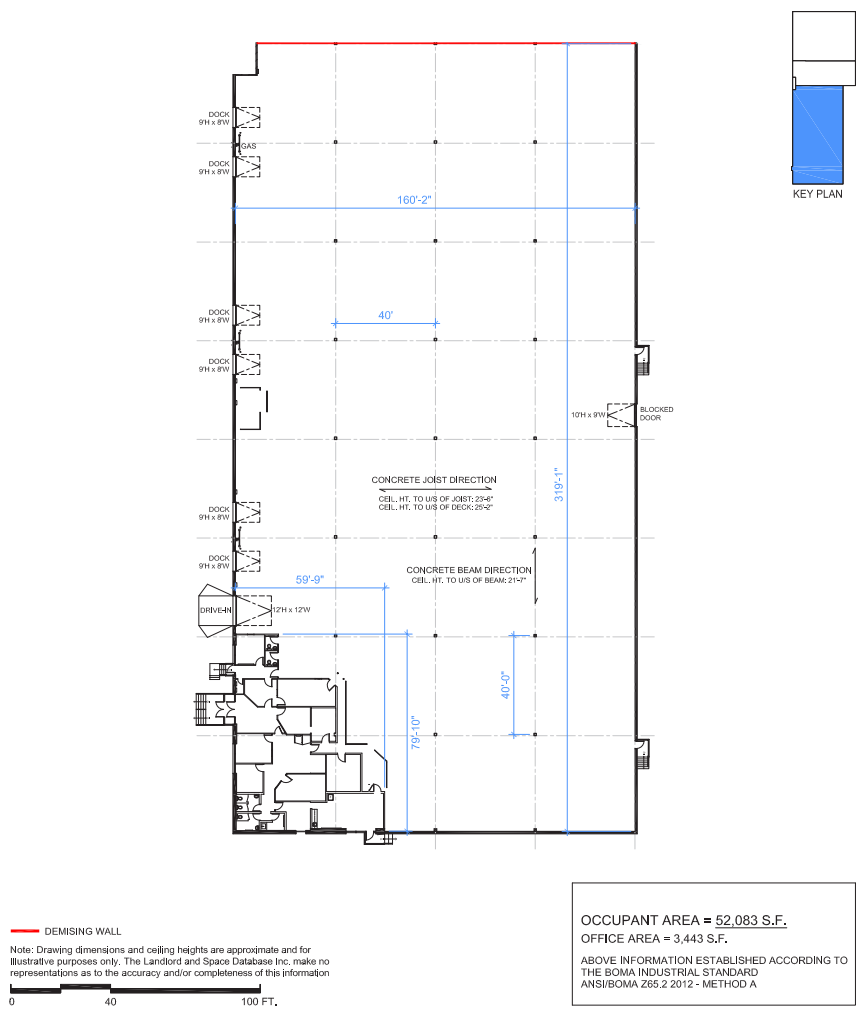
For leasing opportunities

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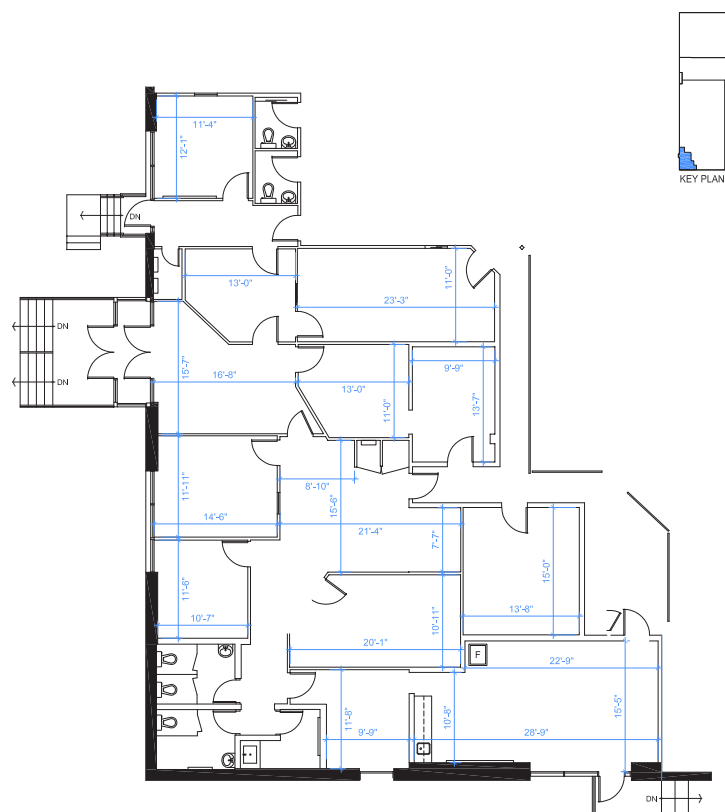


# Floor Plan



Available area:	Loading:	Ceiling Height:	Power:
52,083 SF	6 Dock Doors 1 Drive-in Door	23'6"	360 Amps (120/208 Volts)
Availability:	Rental Rates:	Operating Costs:	Zoning:
30 Days' Notice	Market Rates	CAM \$2.79 TAX \$2.51 (est. 2025)	I-G (Industrial General)

# Office Breakdown



Note: Drawing dimensions and ceiling heights are approximate and for illustrative purposes only. The Landlord and Space Database Inc. make no representations as to the accuracy and/or completeness of this information.

0 5 10 30 FT.

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