#### CLEARVIEW COMMERCIAL REALTY INC

### 3015 58 Avenue SE | For Lease



# Flexible Leasing Opportunities with Yard

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ClearView Commercial Realty Inc. | 205, 6223 2 Street SE, Calgary, Alberta T5H 1J5 ©2024 ClearView Commercial Realty Inc.





### Property Overview

Building Size: 18,900 SF Total (office/warehouse) Zoning: Industrial General (I-G) Site Size: 1 Acre Ceiling Height: 15'8" - 20'10" clear Power: 400 Amps 600 Volts (tbv) Loading: Four drive-in doors (2 at 12' x 14', 2 at 16' x 16') Lighting: LED in south bay, T-5 in north bay.

#### Key Features

Freestanding warehouse with secured storage yard, half paved and half compacted for flexible storage solutions. Occupy half or full building.

1.4 km from Barlow Trail, 10.4 km to Downtown Calgary. Quick access to major roadways, nearby retail options.

# 3015 58 Avenue SE | Building







# Leasing | **Options**

### Bay Availability

#### **Option A: South Bay**

Availability: Immediate

Warehouse: 6,395 SF

**Office:** 2,040 SF

Mezanine Office: 2,030 SF

Total Area: 10,465 SF

Basic Rent: \$14.00/SF

Taxes: \$2.79/SF

Op Costs: Est. \$3.13/SF (TBV)

Loading: 2 Drive-in Doors (16' x 16' and 12' x 14')

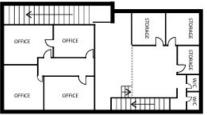
Power: 400 amp (TBV)

Heating: Forced air & radiant overhead

#### Features:

- Large yard space
- Dedicated, secured access
- LED lighting
- Sump drain







# Leasing | **Options**

### Bay Availability

**Option B: North Bay** 

Availability: 60-days

Warehouse: 6,175 SF

**Office:** 2,260 SF

Total Area: 8,435 SF

Basic Rent: \$14.00/SF

Taxes: \$2.79/SF

Op Costs: Est. \$3.13/SF (TBV)

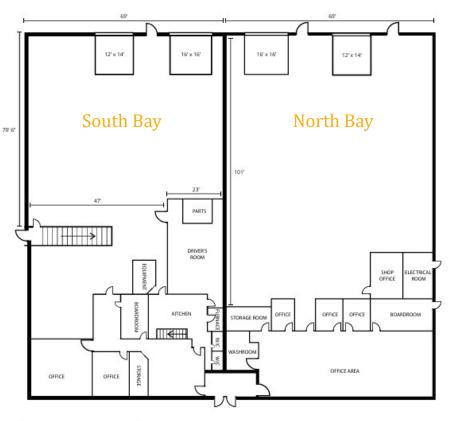
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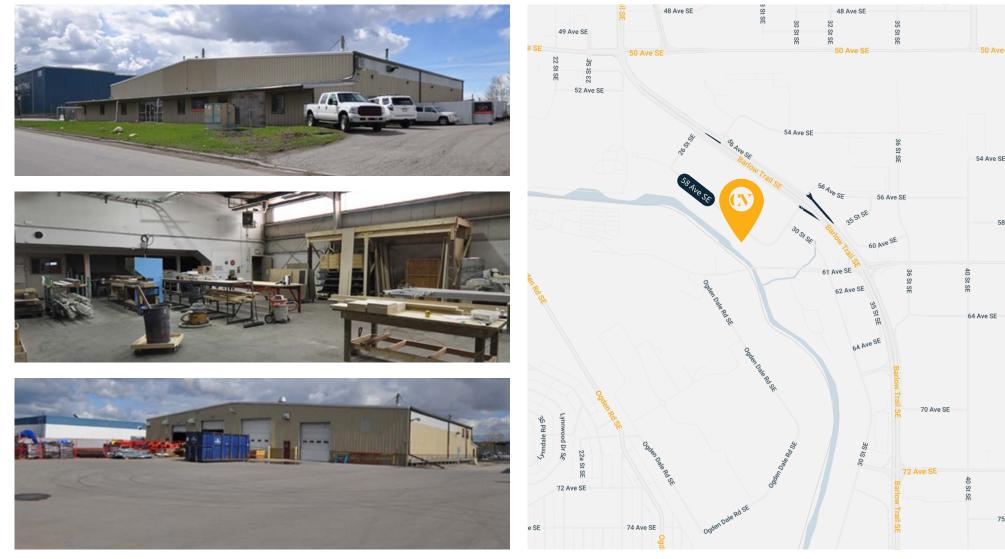
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# 3015 58 Avenue SE | Location



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