



Versatile Industrial Space in Foothills Industrial Park

Brad Stone, Associate Broker
403-613-2898 | brad@cvpartners.ca

Unit Details

Combined Space: Total of 7,800 SF with potential to demise back into 3,900 SF bays.

Office: 1,500 SF

Warehouse: 6,300 SF

Storage Mezzanine: 1,500 SF

Available: Immediately

Ceiling Height: 19'

Power: 400 amp (tbv)

Loading: Two 12' x 14' grade doors for easy access.

Mechanical: Air venting fan for improved airflow.

Parking: 4-5 stalls in front of each bay.

Outdoor Storage: dedicated area

Zoning: I-G

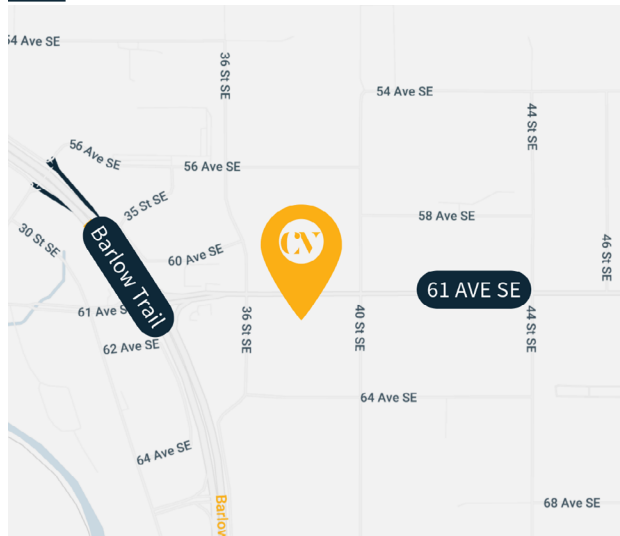
Available: Immediately



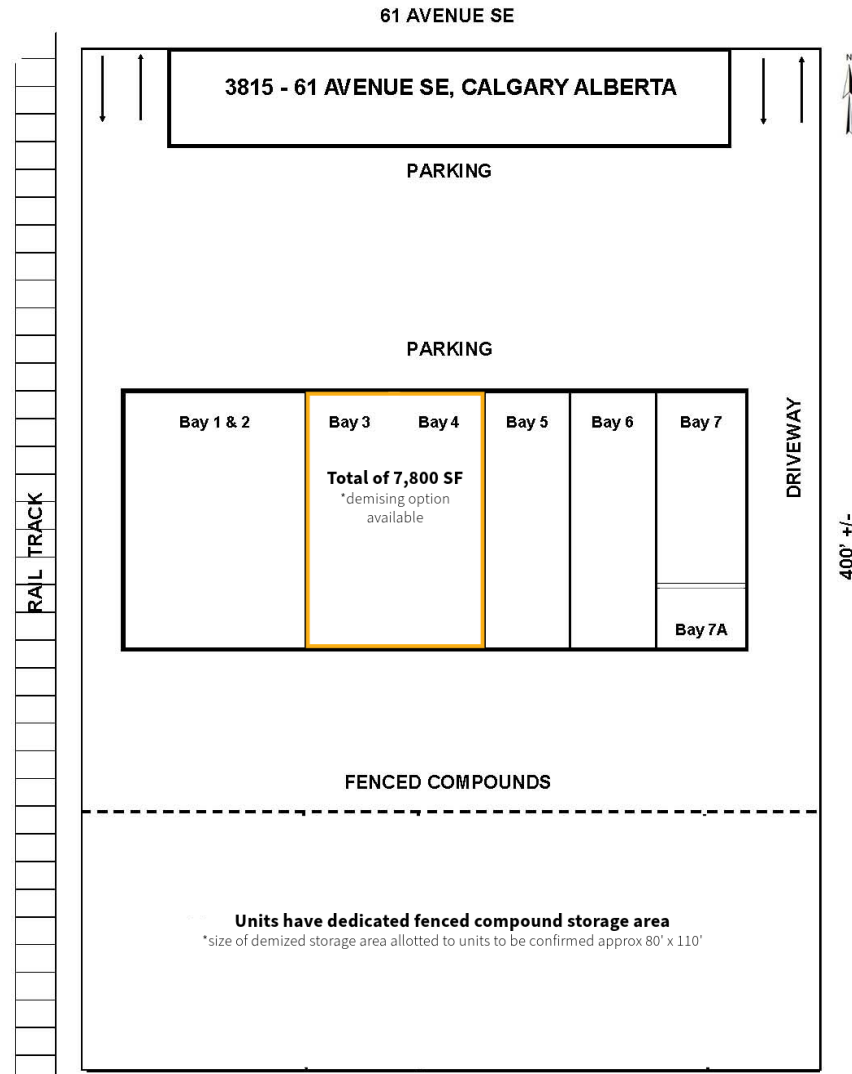
Located on 61st Avenue SE, this property is part of Calgary's well-connected Foothills Industrial Park, with easy access to major traffic routes and industrial amenities. Bays 3 & 4 offer flexibility and convenience for your business needs. Space features office, warehouse, mezzanine & outdoor storage areas. Minutes to Stoney, Barlow and Deerfoot Trails. Close to restaurants, service centers and other businesses. Suitable for a variety of industrial and commercial uses.

Leasing Details

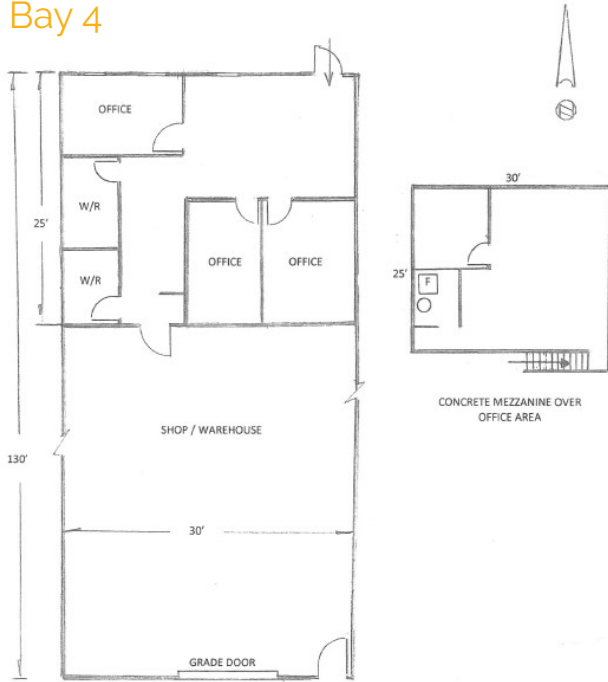
- Base Rent: \$14.00/SF
- OP Costs: \$5.25/SF
- Bays 3 & 4 can be leased as a combined 7,800 SF space, or demised into 3,900 SF bays.



Brad Stone, Associate Broker
403-613-2898 | brad@cvpartners.ca



Bay 4

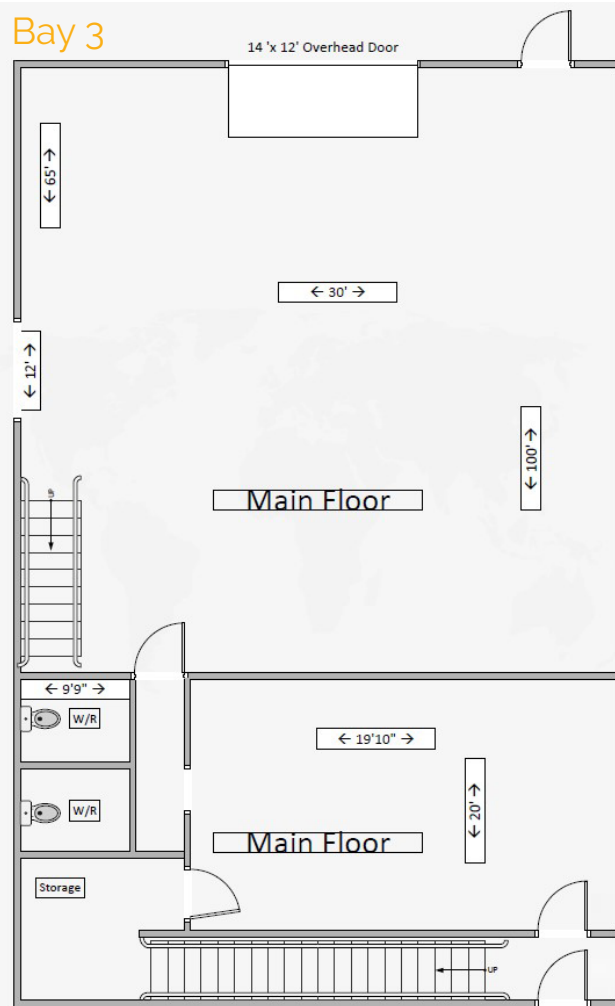


MAIN FLOOR LAYOUT - 3,900 SQ. FT. SPACE

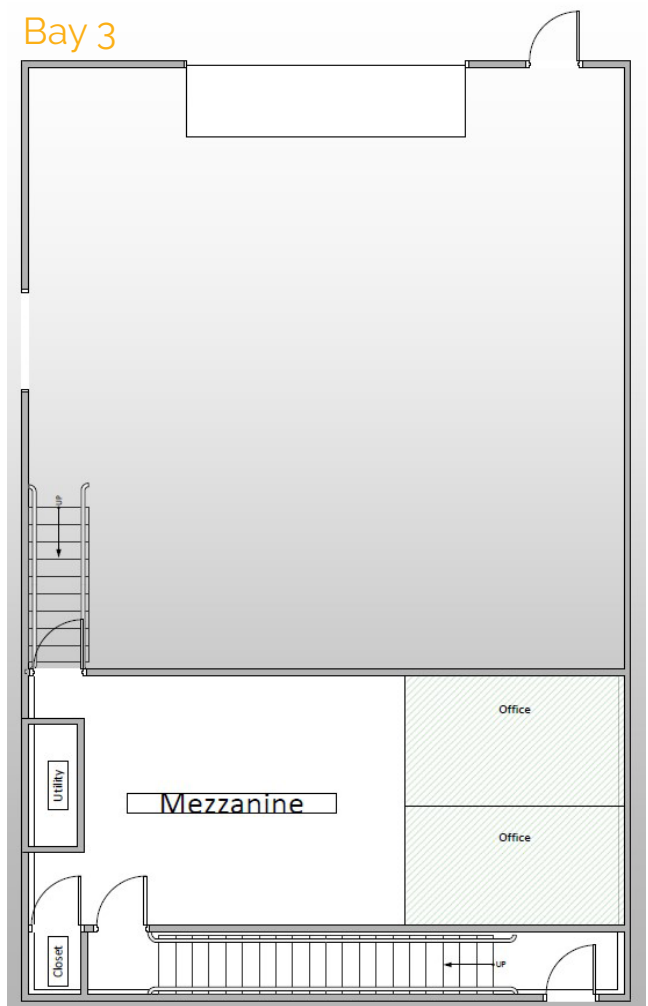
BAY 4, 3815 - 61 AVENUE SE
CALGARY AB



Bay 3



Bay 3



Units were previously combined through an opening along the shared warehouse wall. They may be separated back into their original 3,900 SF configurations. Units 3 and 4 have similar general layouts, but the mezzanine and office buildouts differ slightly between each unit. Floor plans are not to scale.