

FOR LEASE

1,795 SF
INDUSTRIAL BAY



BAY 4, 4807 - 32 STREET SE Calgary, AB

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Independently Owned & Operated

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CMS Real Estate Ltd, Brokerage
136 - 17 Avenue NE, Calgary, AB

PROPERTY OVERVIEW

\$15.50/SF

Property Features

- End Cap
- 2 offices on main floor, 2 offices and cubicles on mezzanine floor
- Barrier-free washroom
- Two parking stalls - one assigned, one scramble
- Rooftop HVAC for office
- Gas fired unit heater for warehouse
- Quick access to Barlow, Peigan, Deerfoot and Stoney Trails

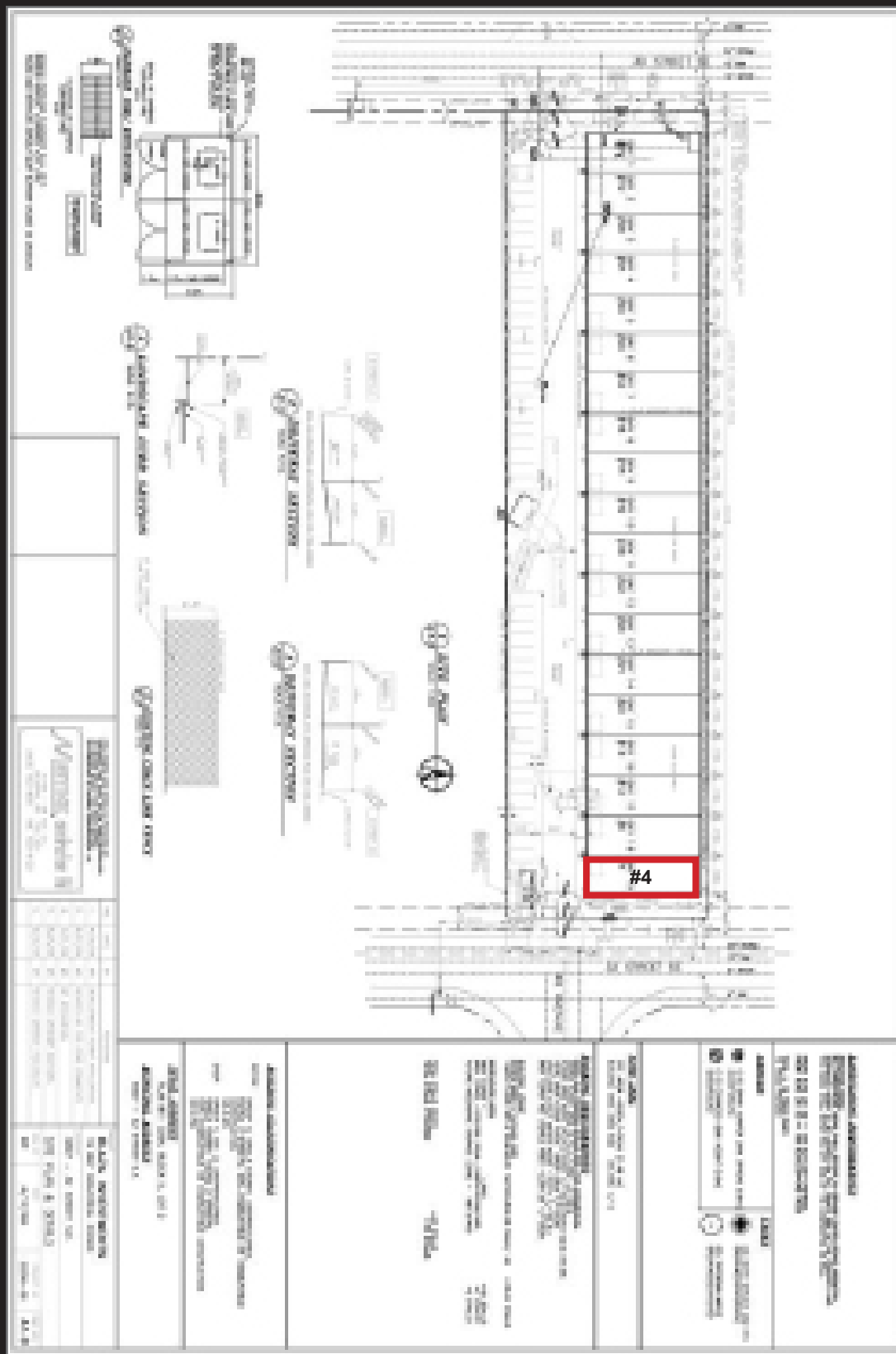
Property Overview

■ Total Area:	1,795 SF	■ Lease Rate:	\$15.50
■ Warehouse:	1,459 SF	■ Op Costs:	\$7.68
■ Office:	336 SF	■ Power:	200 Amp @ 208 Volts
■ Mezzanine:	636 SF @ N/C	■ District:	Golden Triangle
■ Ceiling Height:	21'8" clear	■ Zoning:	I-G (Industrial General)
■ Loading:	1 - 10' x 12' DI door	■ Possession:	January 1, 2026

PROPERTY PHOTOS



SITE PLAN



AREA MAP



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