



FOR LEASE

3661 48 AVE SE Calgary, Alberta

Brendon Kitzul

Senior Associate, Leasing & Sales

403 466 0164

brendon.kitzul@kpliglobal.com

KPLI
COMMERCIAL

3661 48 AVE SE

Calgary, AB

A freestanding industrial building offering a rare combination of dock and drive-in loading, built for tenants who need serious functionality without compromise. The fully paved, secure yard allows for easy drive-around access, and the 170' loading depth gives operators plenty of room to maneuver.

Lot Size	1.26 Acres	
Unit Size	8,108 SF	
	792 SF	Main Floor Office
	908 SF	Second Floor Office
	6,408 SF	Warehouse
Net Rent	Market	
Op Costs	TBD	
Loading	1 drive-in door (14' x 16') with automatic opener	
	4 dock doors (8' x 10')	
Power	200amp/220volts (TBV)	
Zoning	IG (Industrial General)	

Property Features



LED lighting throughout the interior



LED exterior floor lighting
for added security



Radiant heat in the warehouse



RTU HVAC serving
the office space



Fully paved, secure yard with
drive-around access

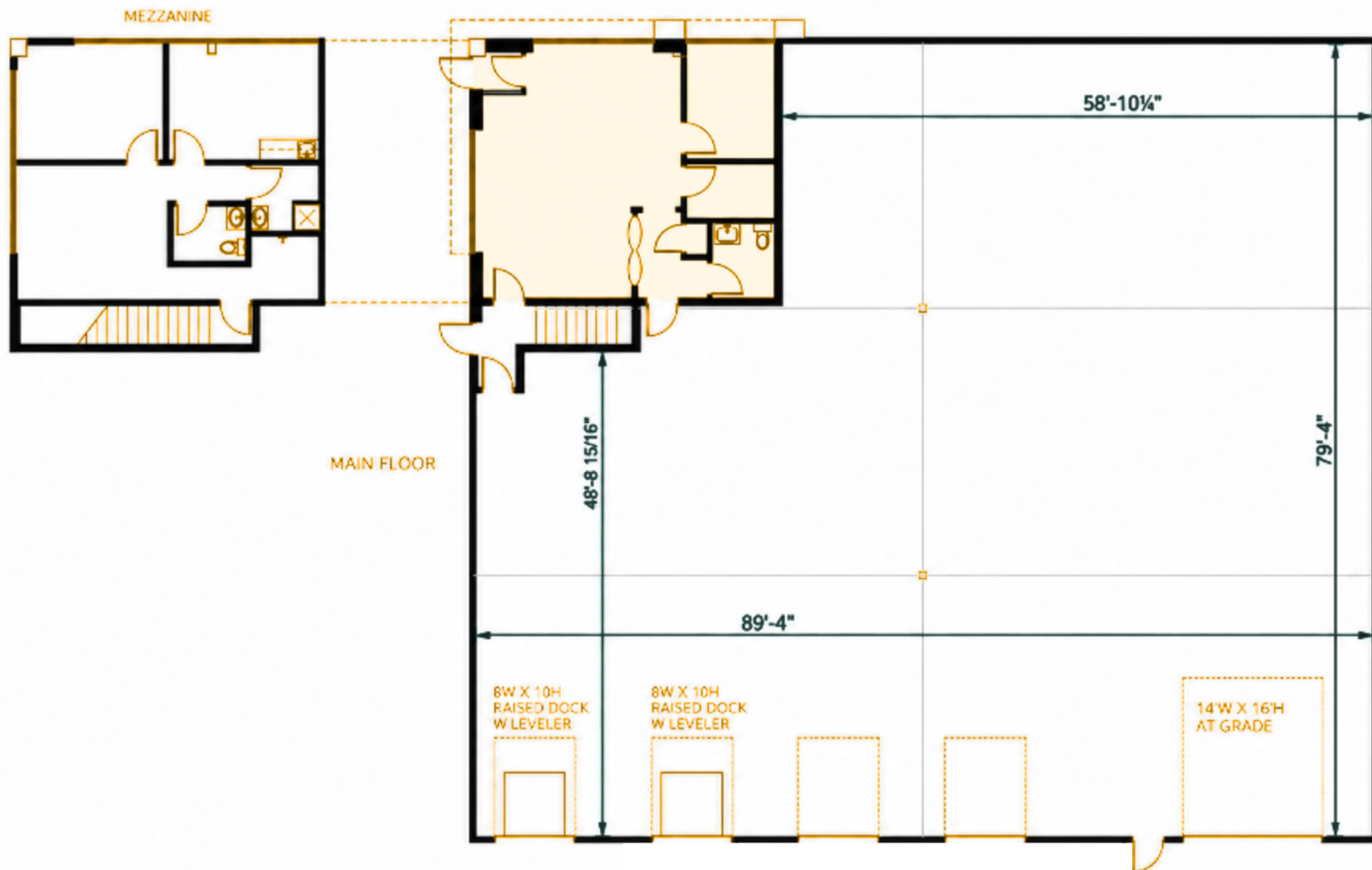


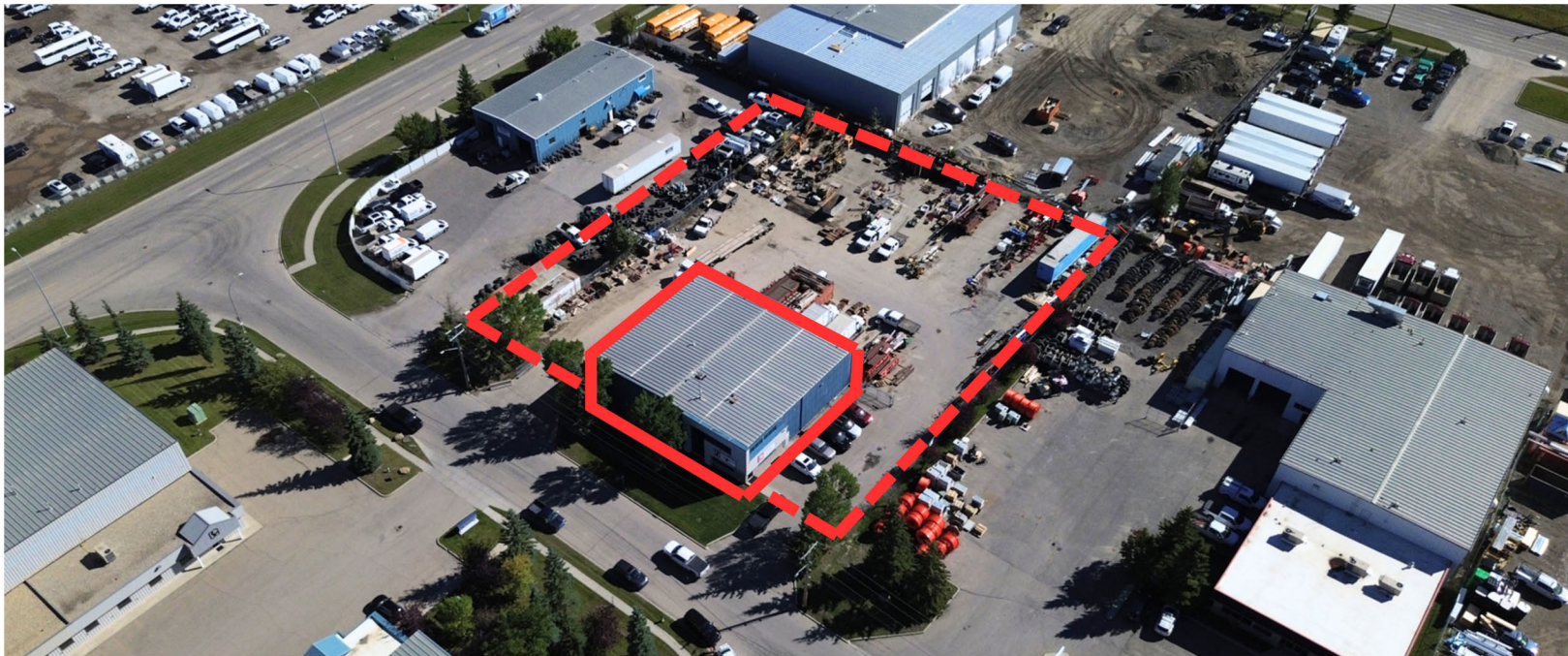
Make-Up Air

Location

Quick access to Peigan Trail, Deerfoot Trail, Stoney Trail SE, and 52 Street SE, putting this site within easy reach of the city's core transportation routes.

FLOOR PLAN





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CONTACT US FOR MORE INFORMATION



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