

New Construction  
// ± 16,172 SF

# FOR LEASE

9605 48 Street SE, Calgary, AB



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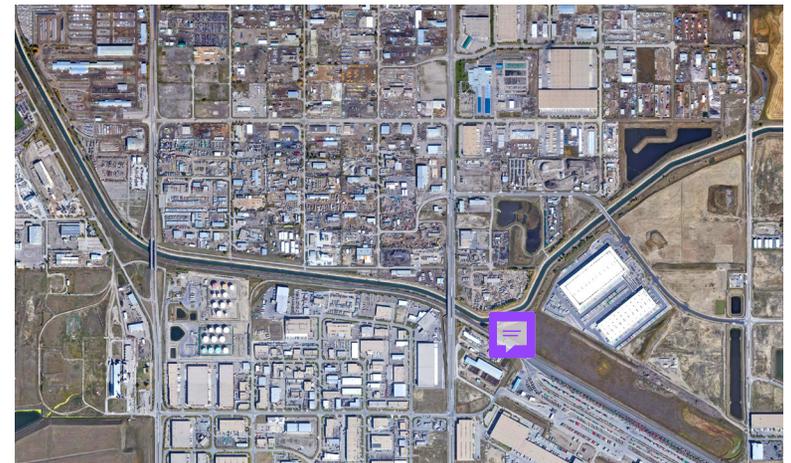
# PROPERTY HIGHLIGHTS



- Brand new 16,172 SF freestanding building on 2.40 acres
- Fenced and secured site with dedicated driveway access.
- 3,240 SF of office over two floors with lots of natural light
- Multiple private offices, boardroom, bullpen area, lunchroom area, and multiple washrooms on each floor
- Sump in warehouse
- Two - 5 ton cranes a with 70' span
- Make-up air system
- Close proximity to 52 Street SE, Glenmore Trail SE, and Stoney Trail SE

## PROPERTY OVERVIEW

<b>Address:</b>	9605 48 Street SE, Calgary
<b>District:</b>	South Foothills Industrial
<b>Zoning:</b>	Industrial General (I-G)
<b>Year Built:</b>	2025
<b>Main floor office:</b>	± 1,620 SF
<b>Second floor office:</b>	± 1,620 SF
<b>Warehouse:</b>	± 12,932 SF
<b>Total Square Footage:</b>	± 16,172 SF
<b>Site Area:</b>	2.40 Acres
<b>Clear Height:</b>	21' (Hook height 18')
<b>Loading:</b>	4 Drive-in (16'w x 16'h)
<b>Power:</b>	400 Amps @ 480 V (TBV)
<b>Lease Rate:</b>	\$18.00 PSF
<b>Operating Costs:</b>	\$6.25 (est. 2025)
<b>Availability:</b>	Summer 2025



# INTERIOR FEATURES // 9605 48 Street SE, Calgary



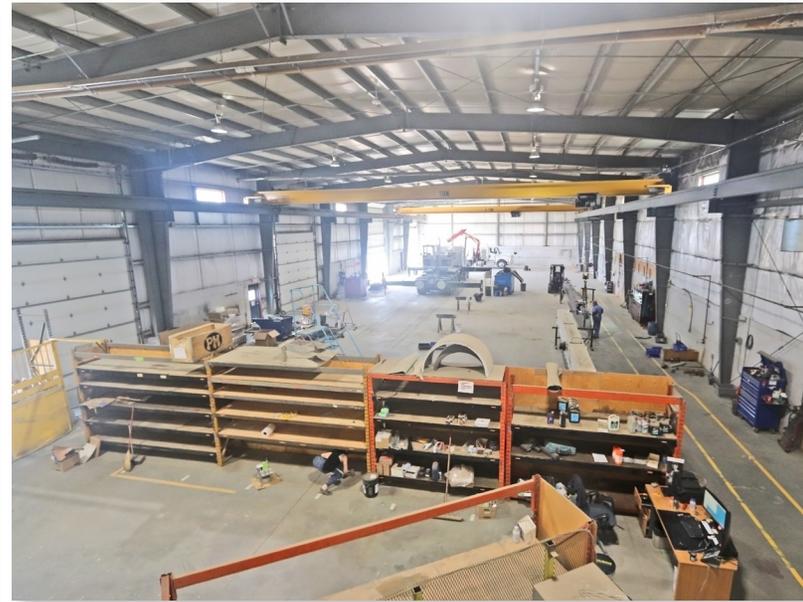
Features:

// Top left, conference room.

// Top right, reception area.



// Bottom left, office space.



// Bottom right, warehouse and bays.

# LOCATION

Located in SE Calgary, South Foothills Industrial district, with convenient access to major thoroughfares for shipping and distribution.

Successful Calgary businesses within the immediate area: **TBV**



## Drive Times:

Deerfoot Trail SE: **8 minutes**

Glenmore Trail SE: **6 minutes**

Calgary Airport: **28 minutes**

## Nearby Amenities

Easy accessibility & close proximity to:



Prime Opportunity or New Development, etc



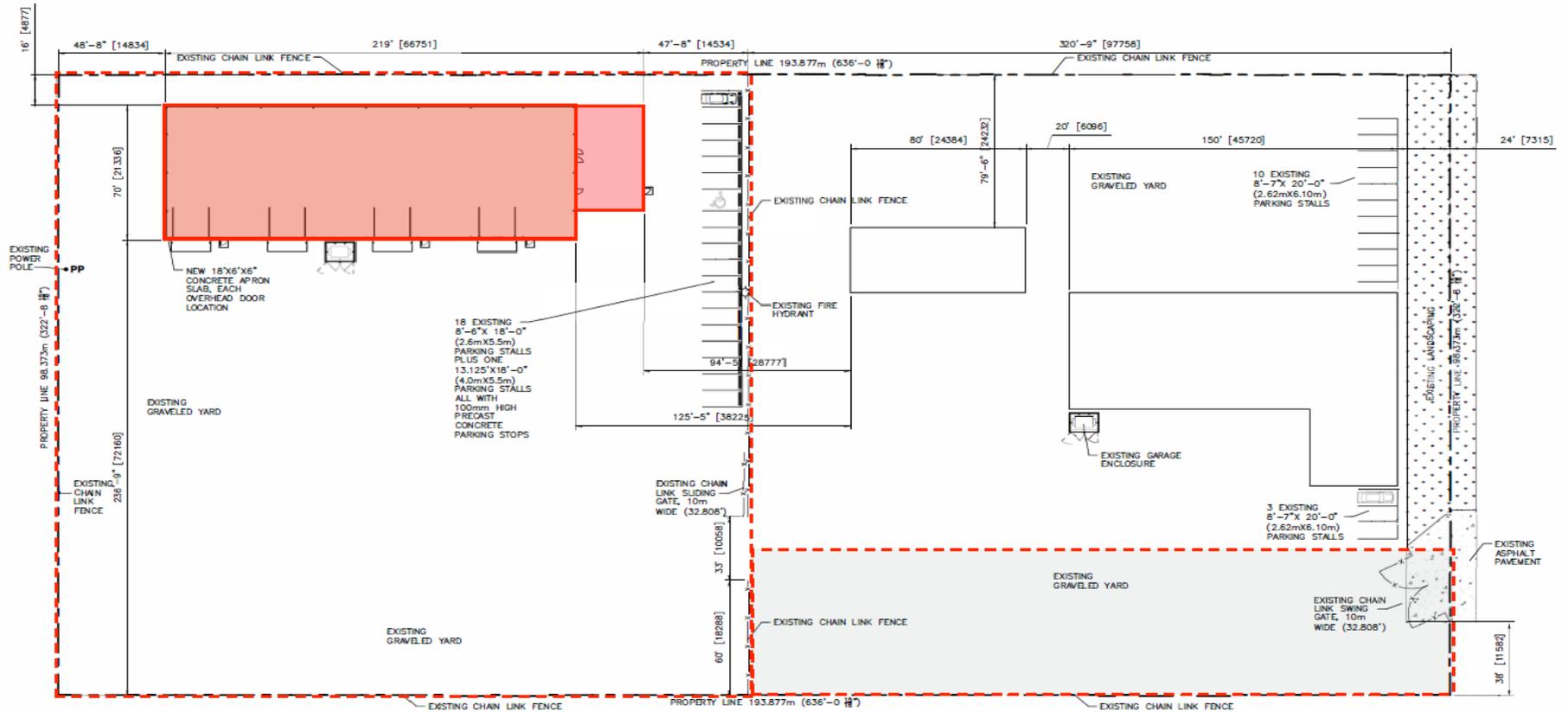
restaurants & fast food



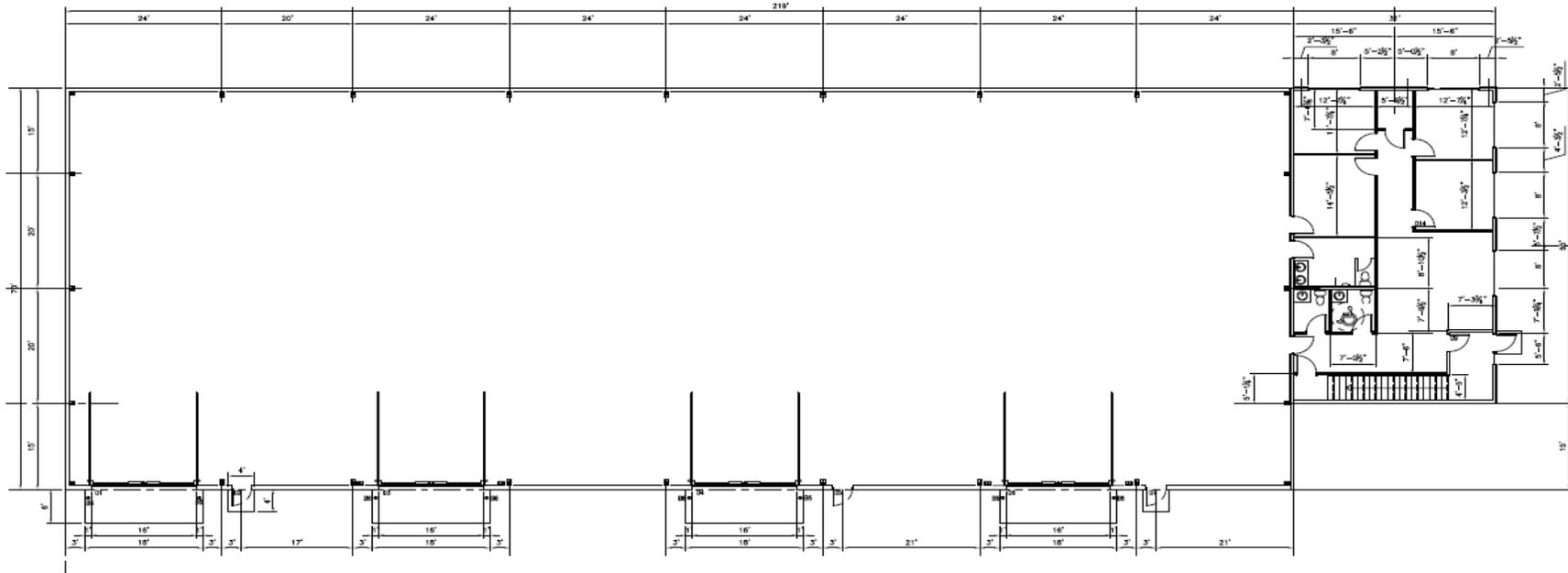
fuel / charging stations



# SITE PLANS



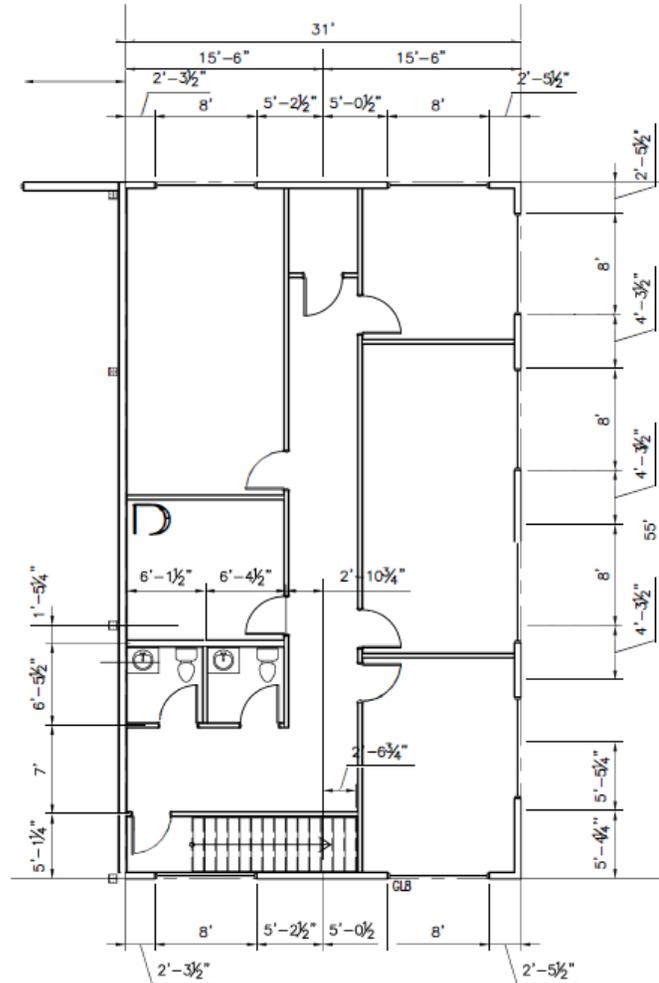
# FLOOR PLANS



## Main Floor

Total floor plan area is ± 16,172 SF.  
The warehouse or main floor is ± 12,932 SF and the office area on the main floor is ± 1,620 SF and the second floor is ± 1,620 SF.

# FLOOR PLANS



## Upper Floor

Total floor plan area is ± 16,172 SF.

The warehouse or main floor is ± 12,932 SF and the office area on the main floor is ± 1,620 SF and the second floor is ± 1,620 SF.



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