

EXTENSIVE OFFICE
BUILD-OUT
// 3,012 SF

FOR LEASE

11079 48 Street SE, Calgary, AB



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PROPERTY HIGHLIGHTS



- Attractive, modern exterior.
- Highly Visible and spacious wide bay.
- Large office to warehouse component.
- Reception area, 6 offices, boardroom, lunchroom & storage room.
- Ample double row parking.
- Spacious wide bay, 40' wide with drive-in access.
- Nearby amenities incl. hotels and shopping.
- Easy access to major transit routes.

PROPERTY OVERVIEW

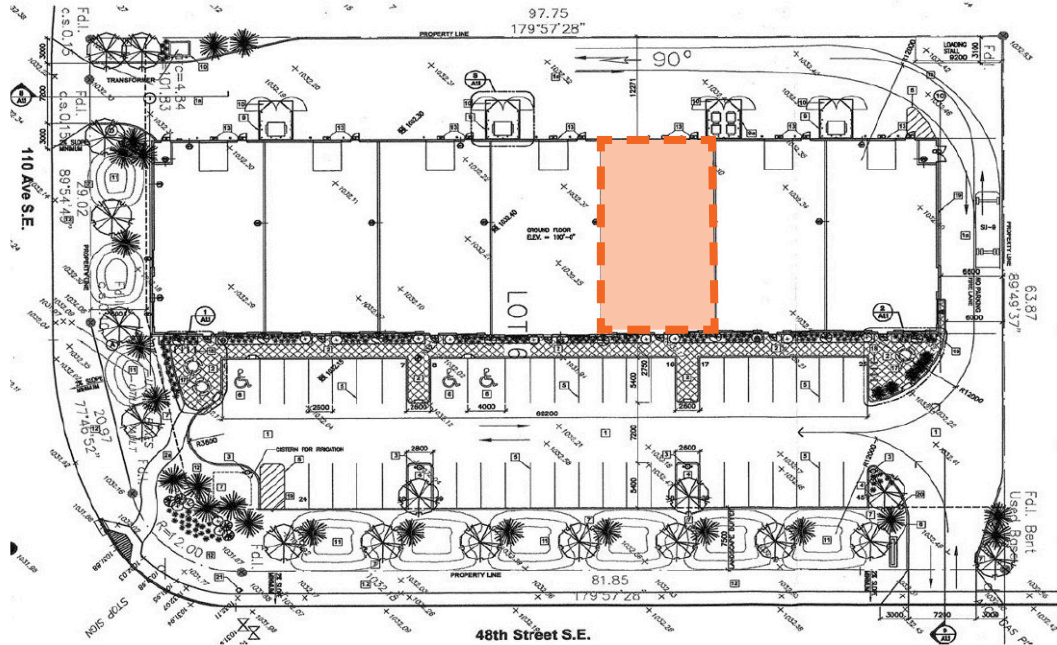
Address:	11079 48 St SE, Calgary, AB
District:	South Foothills Industrial
Zoning:	General District (I-G)
Total Square Footage:	3,012 SF
Office Area:	2,212 SF
Warehouse:	800 SF
Clear Height:	19' (TBV)

Loading:	1 (10'W x 10'H) Drive-in Door
Power:	100 Amp @ 600 Volt (can be stepped down to 200 amps @ 120/208 volt)
Lease Rate:	\$ 14.00 PSF
Operating Costs:	\$ 6.80 PSF
Parking:	Double Row (parking plan incl.)
Availability:	October 1, 2025

INTERIOR FEATURES //

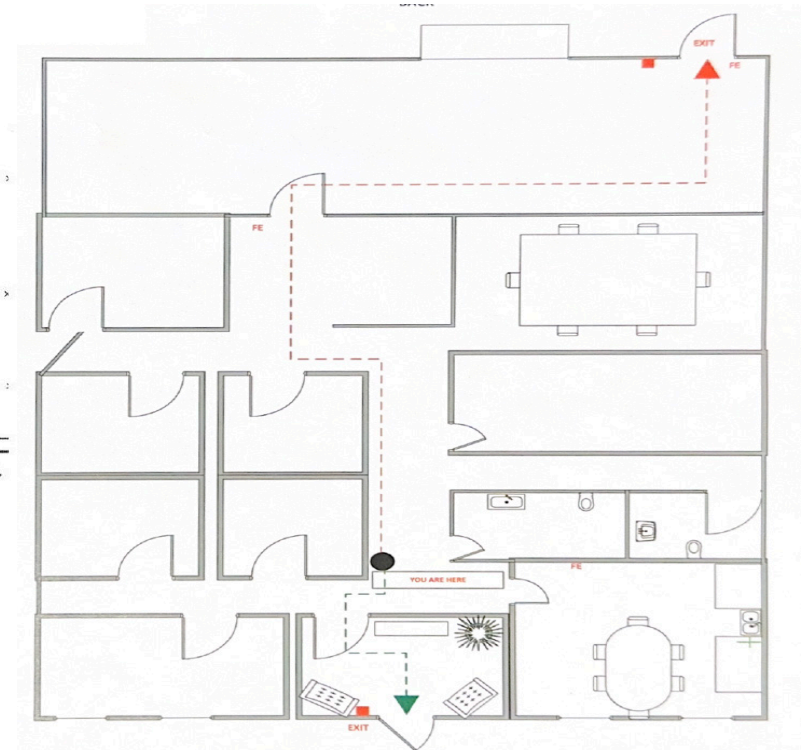


PLANS



Site Plan

Floor Plan



Total floor plan area is 3,012 SF. The office area is 2,212 SF, and the warehouse is 800 SF.

LOCATION

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



Drive Times:

Deerfoot Trail SE: **5 minutes**

Stoney Trail: **6 minutes**

Calgary Airport: **25 minutes**

Nearby Amenities

Easy accessibility & close proximity to:



banks & financial services



restaurants & fast food



fuel / charging stations



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110 Ave SE

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