

**11078 48 Street SE
Calgary, Alberta**

MLS # A2247842



\$14 per sq.ft.

Division: East Shepard Industrial

Type: Industrial

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 3,012 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: None

For lease in Calgary's South Foothills Industrial district, this 3,012 sq. ft. unit offers a modern exterior and extensive office build-out with a reception area, six private offices, boardroom, lunchroom, and storage room. The 800 sq. ft. warehouse features a wide bay layout, 19' clear height (TBV), and one 10'W x 10'H drive-in door. Additional features include 100 Amp @ 600 Volt power (with step-down capability), ample double row parking, and Industrial General (I-G) zoning. Conveniently located with quick access to Deerfoot Trail (5 minutes), Stoney Trail (6 minutes), and Calgary International Airport (25 minutes), the property is surrounded by restaurants, banks, and fuel/charging stations. The posted rate is the Net Rent. Operating Costs for 2025 estimated at \$6.80 p.s.f.