

FOR LEASE

8330 - 48 STREET SE CALGARY

10,598 SQ FT

1.5 ACRES



Property Information

Legal: Plan 0714377 Block 36 Lot 1

Zoning: IG Industrial General

Location:

South of Glenmore Tr. North of 90th Ave,

East of Barlow Tr. West of 52nd St

Glenmore Trail Frontage

33,000 ave. Daily Traffic (2022)

Building Area (sq ft)

Shop: 8,560

Office: 2,038

Total: 10,598

Site Size: 1.5 Acres

OH Drive-in Doors: 3-16' x 16'

2-14' x 14'

Ceiling Height: 23'

Electrical: 280V/400A

Crane: One 3 Ton OH & 2 jib

Make-up Air: Yes

Available: 30 days

Lease Term: 3 or 5 Years



Triple Net Lease Rate: \$20,000/month

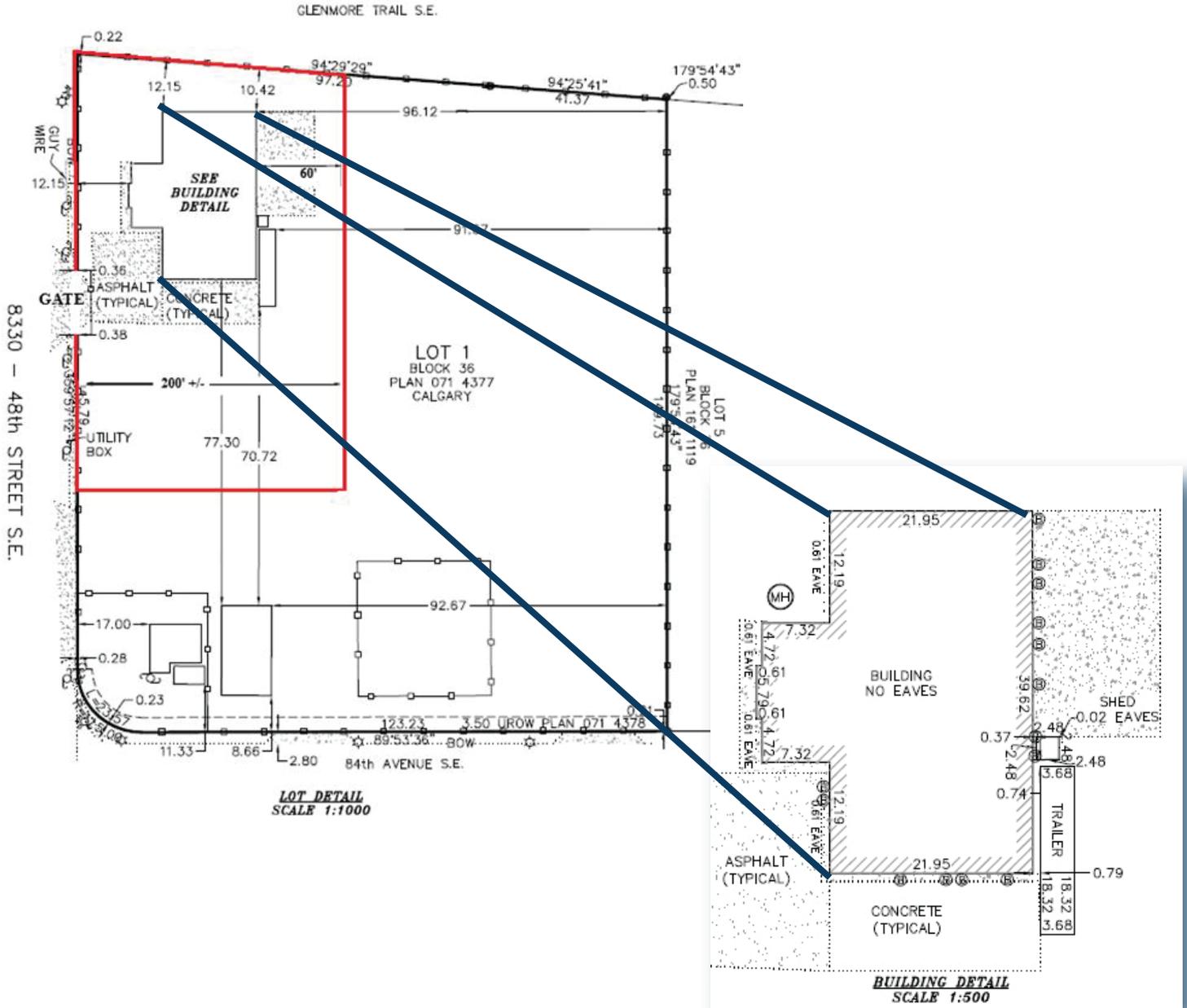
Taxes: \$67,428 (2025 est TBV)

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Bruce Hubbard | 403-540-7176 | bhubbard@lbhrealty.com

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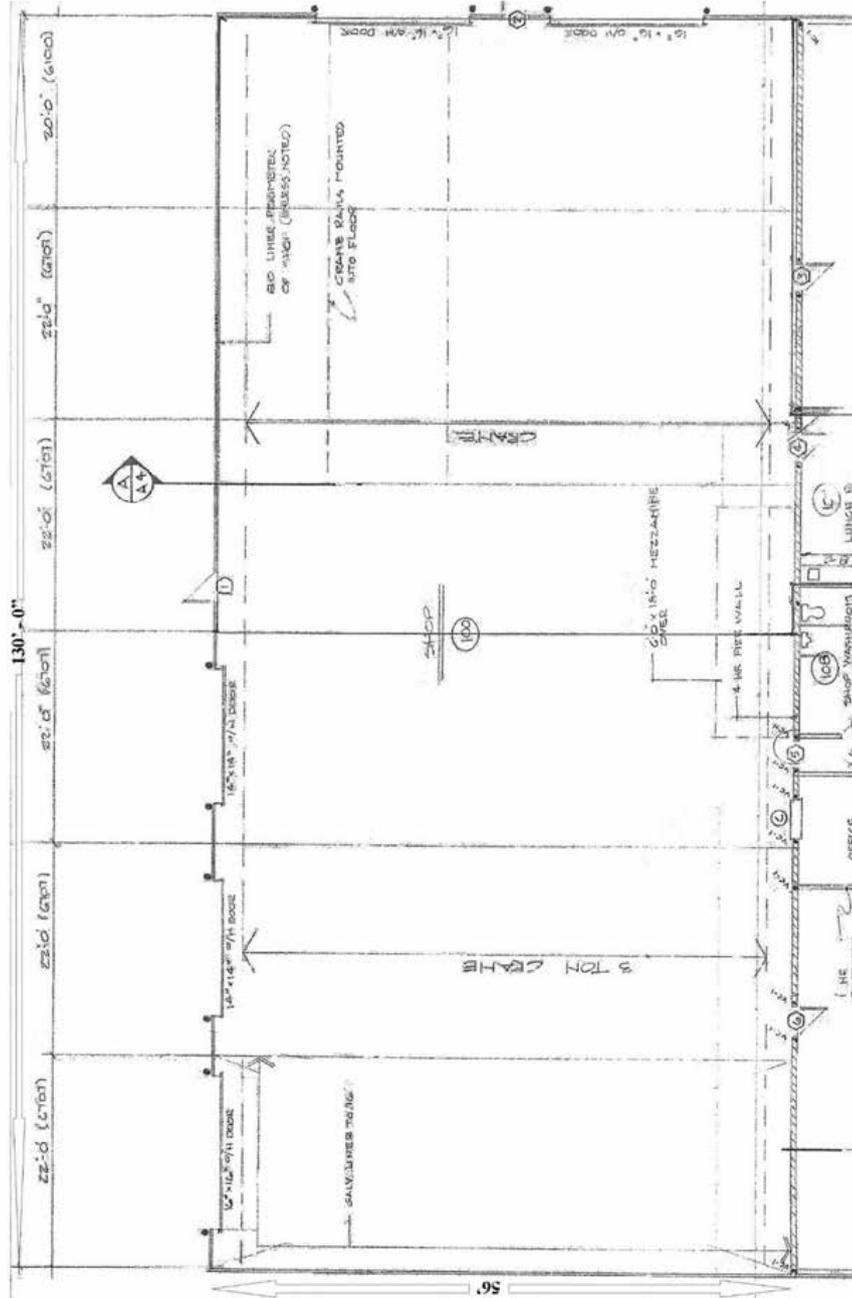
10,598 sq ft. Shop and Office on 1.5 acres SITE PLAN - LEASE AREA IN RED



For Lease: Shop, Office and Yard

8330 - 48 Street SE

10,598 sq ft. Shop and Office on 1.5 acres
SHOP FLOOR PLAN



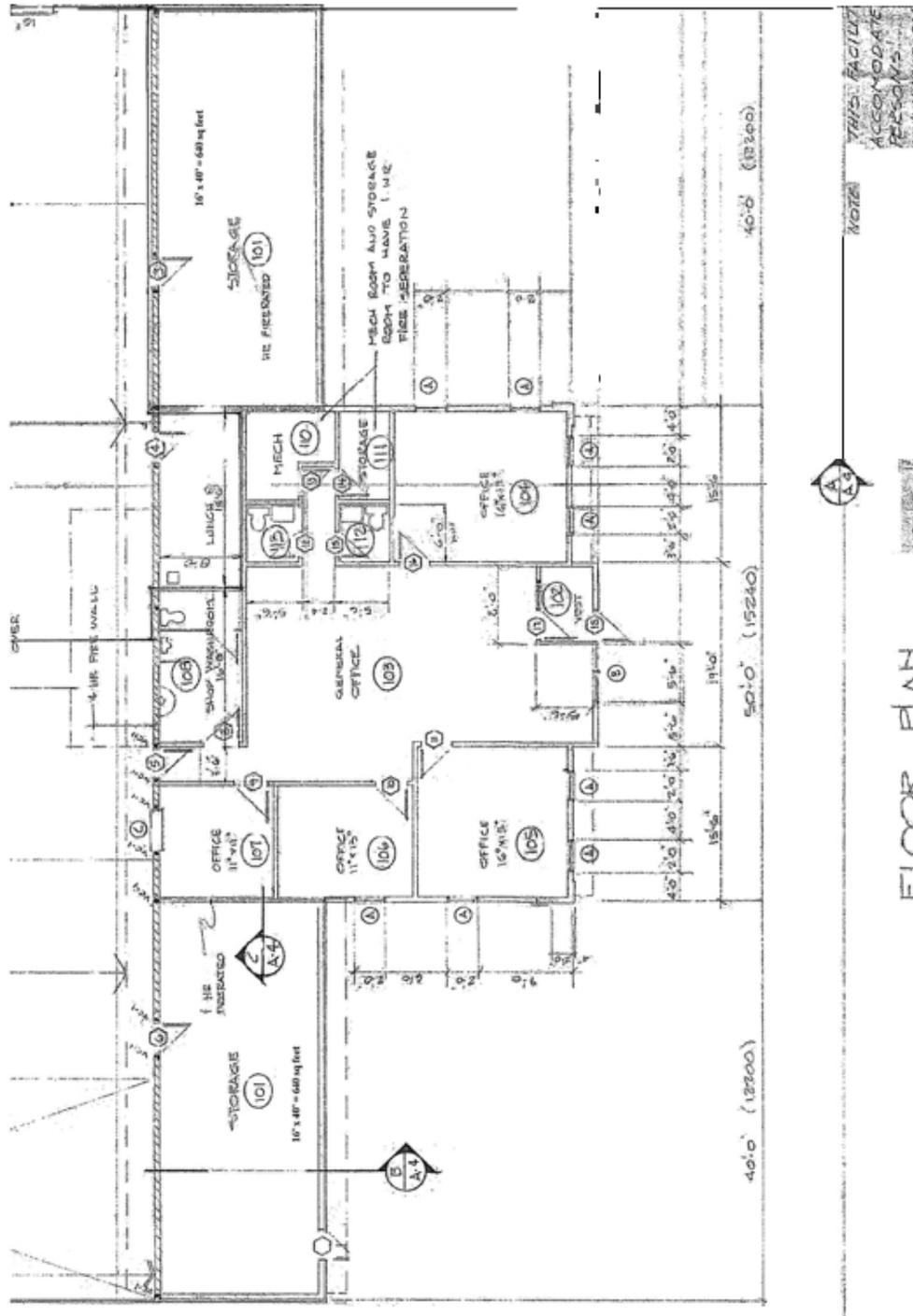
SHOP DIMENSIONS: 130' x 56' + Parts Storage Rooms 1,280 sq ft

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OFFICE FLOOR PLAN



Location Map



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FOR MORE INFORMATION OR TO VIEW PLEASE CONTACT:

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