

For Lease

4300 - 116 Avenue SE

Calgary, Alberta

10,000 s.f. Freestanding Building on 0.99 Acres



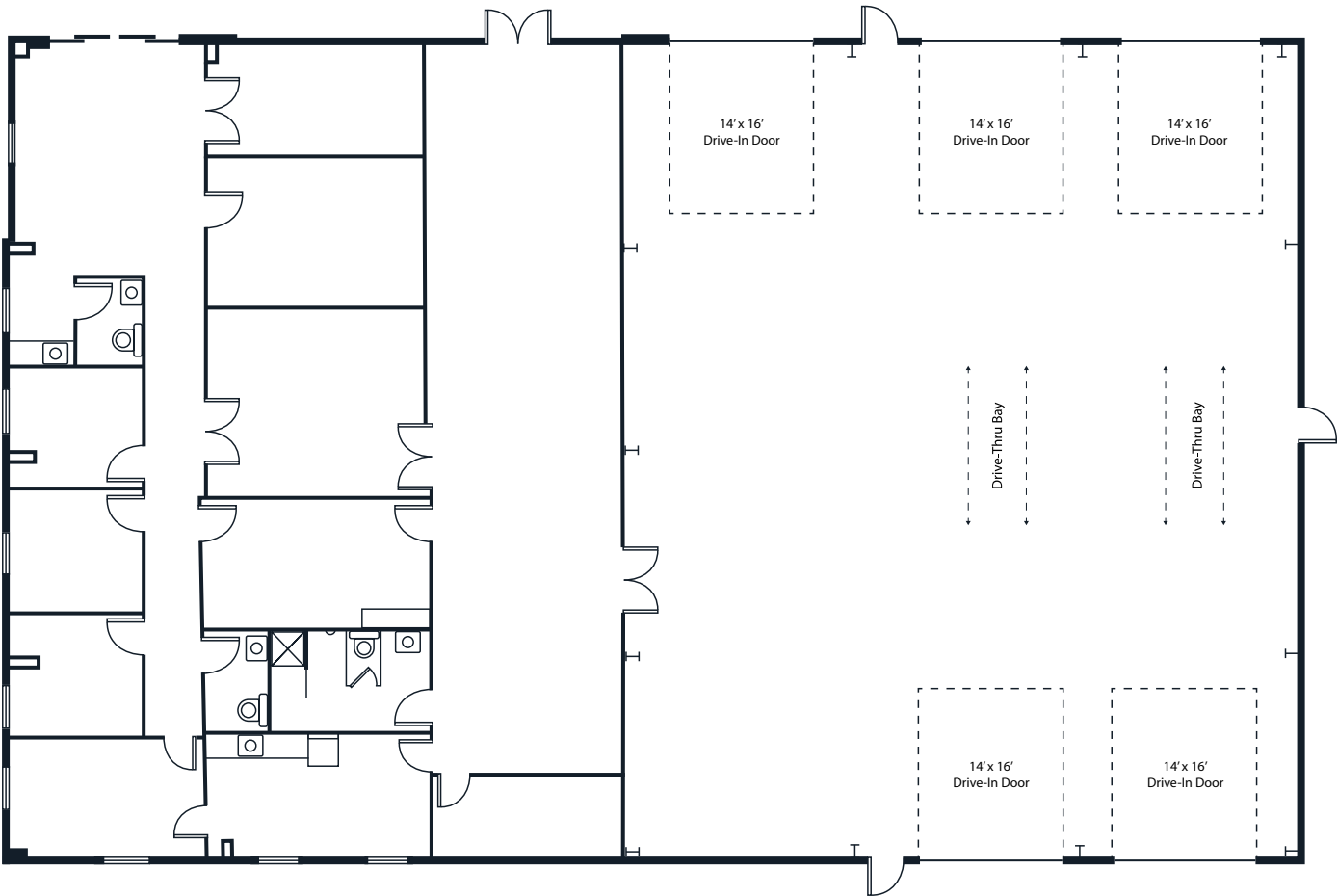
- Rare freestanding building with fenced and secured yard
- Functional drive-thru loading
- Two site access points
- Quick access to Barlow Trail, and Deerfoot Trail



Property Details

District	East Shepard Industrial	Loading	5 (14' x 16') Drive-In Doors (2 Drive-Thru Bays)
Zoning	I-G (Industrial General)	Power	400 amps @ 600 volts, 3 phase
Building Size	Office/Parts/Showroom ± 4,800 s.f. Warehouse/Shop ± 5,200 s.f. Total: ± 10,000 s.f.	Features	Makeup air, infrared, unit heaters, trench drain and sump in warehouse
Site Area	0.99 acres	Lease Rate	\$20.00 p.s.f. (starting)
Clear Height	18'6"	Property Tax	\$65,560.45 (2026)
		Availability	Immediately

Floor Plan

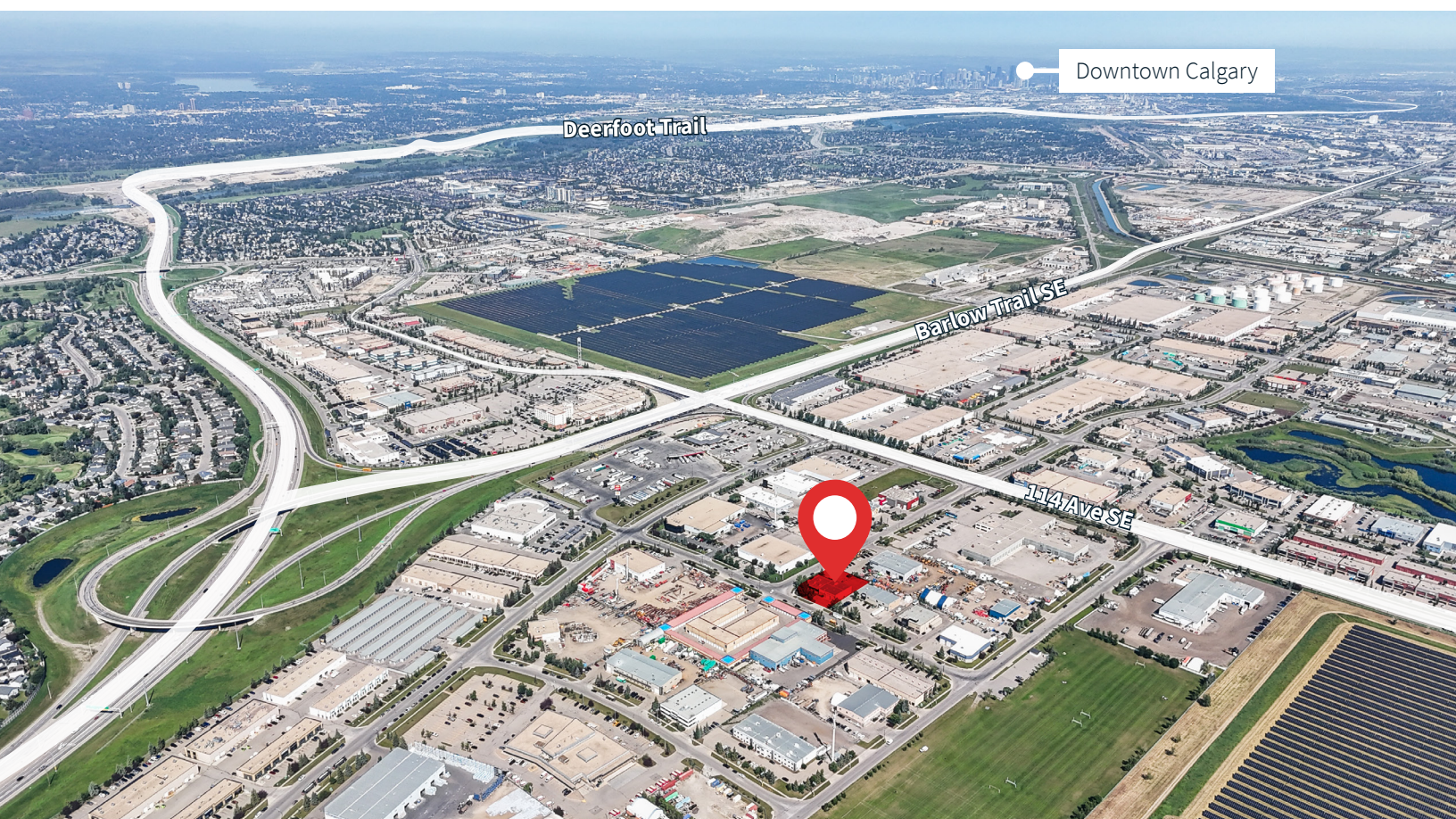


*Floor plan does not exactly reflect current size and layout.

Interior Photos



Site Map



Drive Times



Deerfoot Trail (Highway 2) **4 mins. | 1.5 km**



Trans-Canada Highway **14 mins. | 17.6 km**



Glenmore Trail **6 mins. | 4.0 km**



Downtown Calgary **18 mins. | 16.4 km**

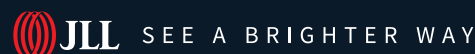


Stoney Trail (Ring Road) **6 mins. | 4.1 km**



Calgary Int. Airport **22 mins. | 29.7 km**

Contact us for more information



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