

FOR LEASE



2322 - 49th Avenue SE, Calgary, AB
30,593 sq. ft. Service Facility on 3.56 Acres



**Drive-Thru
Capability**



**Freestanding
Building**



**Large
Fenced yard**

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PROPERTY DETAILS

AVAILABLE AREA:

Showroom & Office: +/- 6,478 sq. ft.

Warehouse: +/- 24,115 sq. ft.

Total: +/- 30,593 sq. ft.

SITE SIZE:

3.56 acres

LEASE RATE:

\$16.00 per sq. ft. per annum

*with escalations

ADDITIONAL RENT:

\$4.74 (est. for 2026)

AVAILABLE:

60 days notice

FENCED YARD:

1.56 acres

DISTRICT:

Valleyfield

ZONING:

I-G (Industrial General)

CEILING HEIGHT:

20' clear (Shop)

14' clear (Parts Area)

ELECTRICAL:

1,200 amp, 120/208 volt

LOADING:

4 - 14' x 16' Drive-in doors

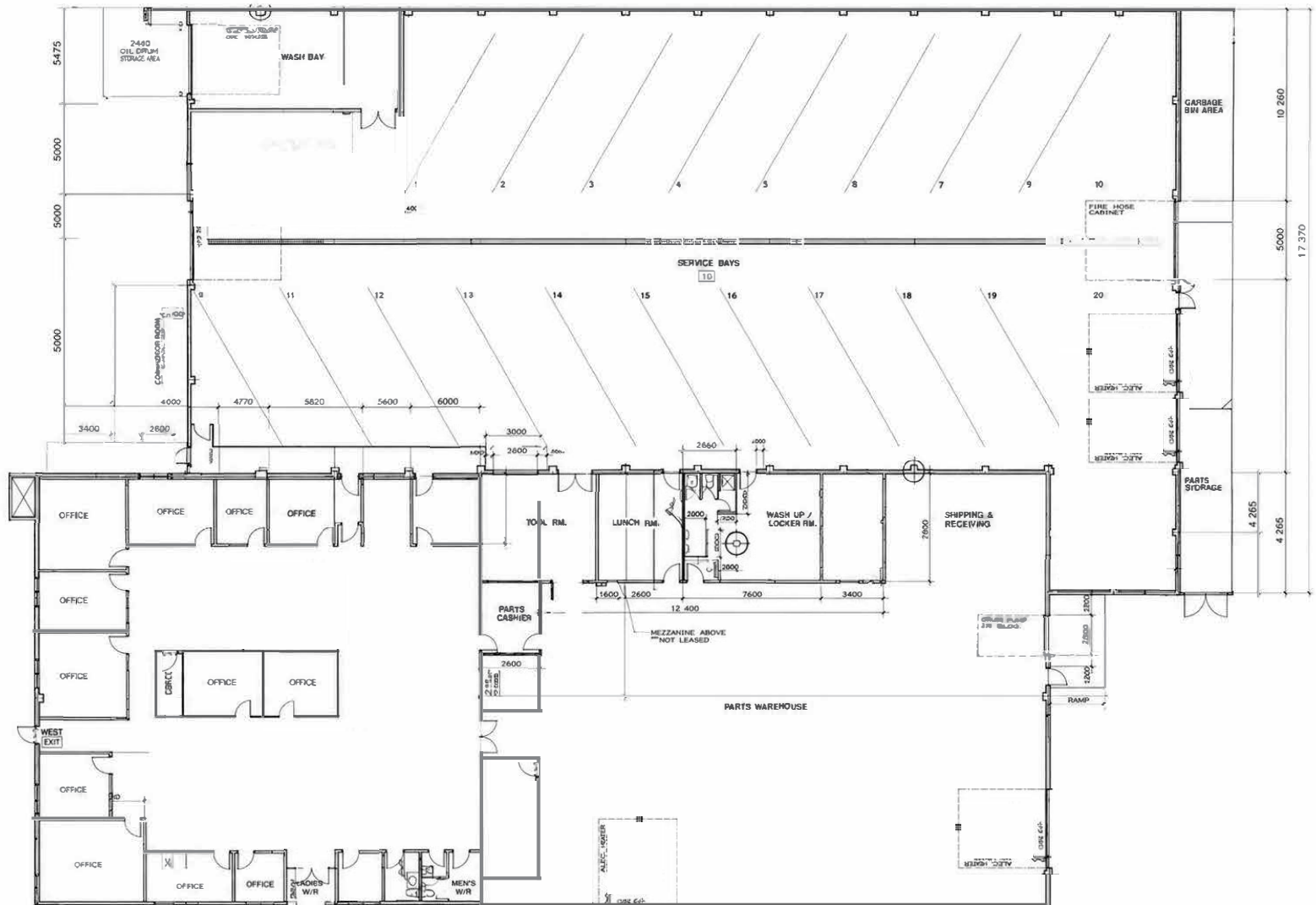
1 - 12' x 16' Drive-in door

2 - 12' x 12' Drive-in doors

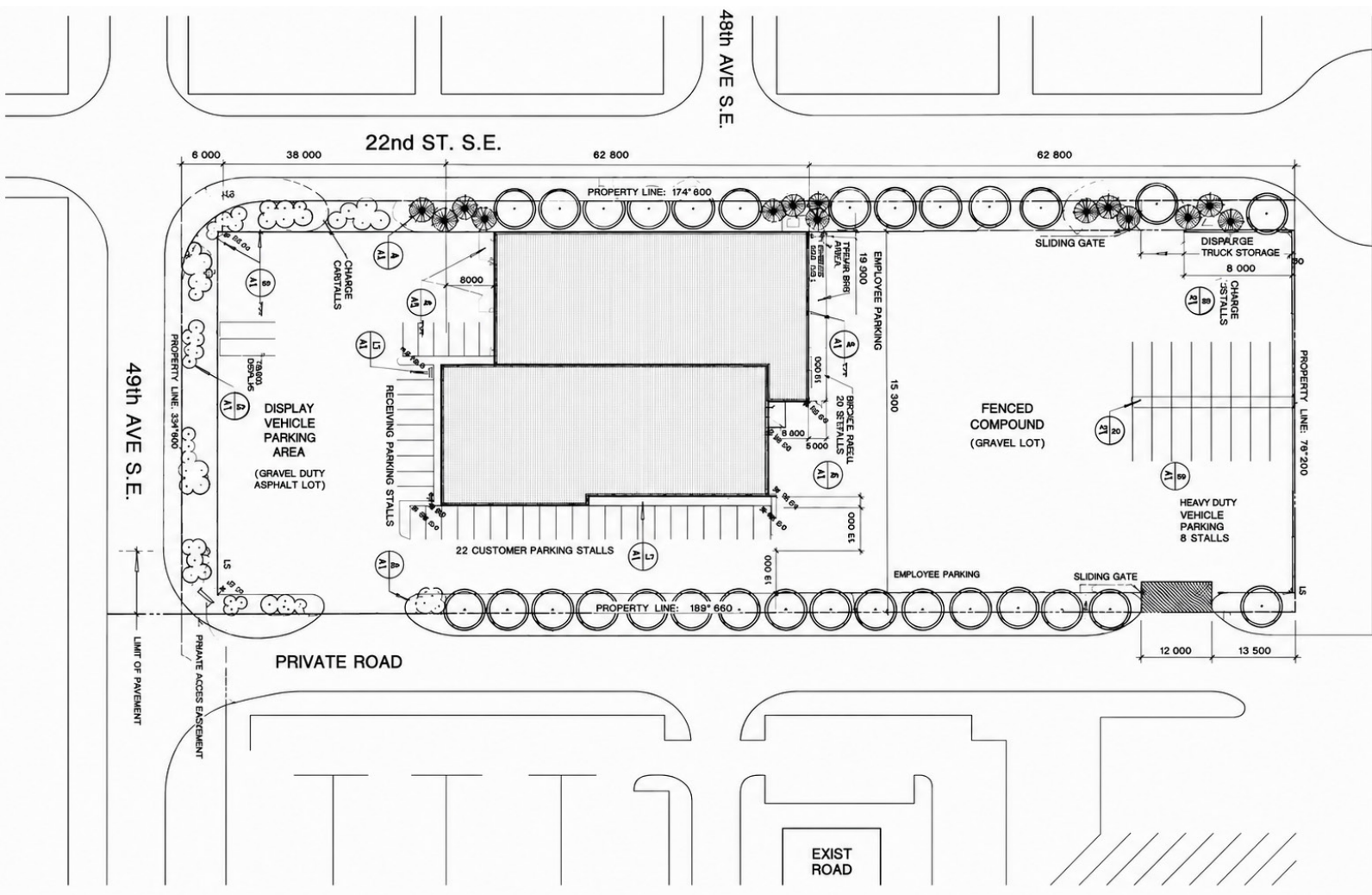
COMMENTS:

- » Trench sump throughout Shop Area
- » Make-up Air (CFM TBD)
- » Ample Parking (75+ stalls)
- » LED Lighting throughout
- » Former Freight-liner service facility
- » Drive-thru service bay
- » Exposure to Deerfoot Trail
- » Central Location





SITE PLAN



LOCATION



CONTACT US



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