

FOR LEASE

2707 - 61st Avenue SE
Calgary, AB



Colliers

Foothills

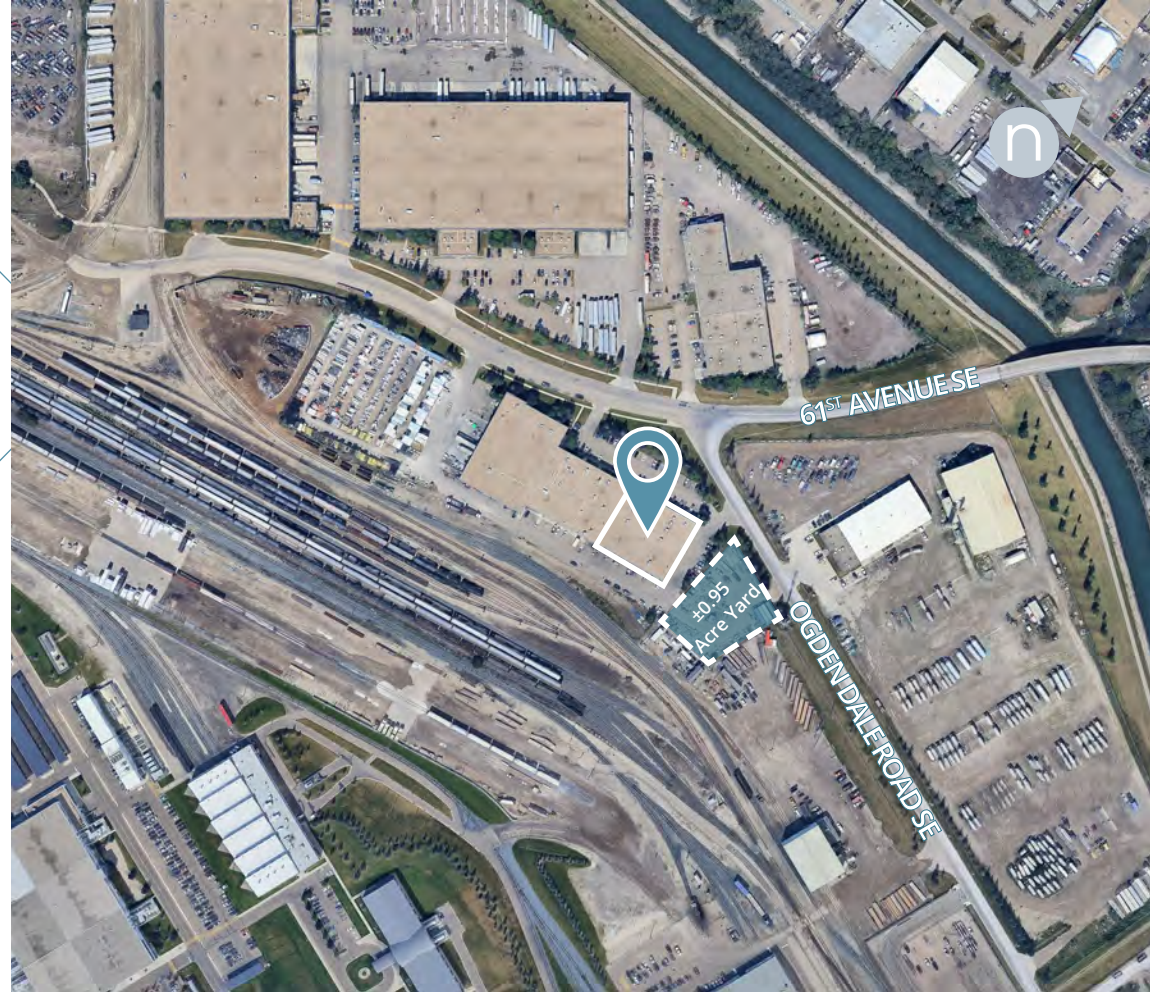
PROPERTY OVERVIEW

Approximately 28,120 square feet of high-quality lab, warehouse, and office space available for lease in Calgary's southeast market. This multi-tenant site was built in 2002 and has multiple access points into the parking lot.

Situated in the district of Foothills, this property is minutes away from major City of Calgary thoroughfares, such as Barlow Trail SE, Deerfoot Trail, and Peigan Trail SE.

Highlights:

- Separate warehouse and laboratory space
- Spacious private offices, reception area, staff kitchen/lunchroom
- Ample double-row parking at the front of the building
- ±0.95 acre fenced yard
- Convenient access to Barlow Trail SE, Deerfoot Trail, and Peigan Trail SE



Foothills West Phase II
2703 - 2719 61 Ave. S.E.

2707
2711
2715
2719 Pacesetter Directional Drilling

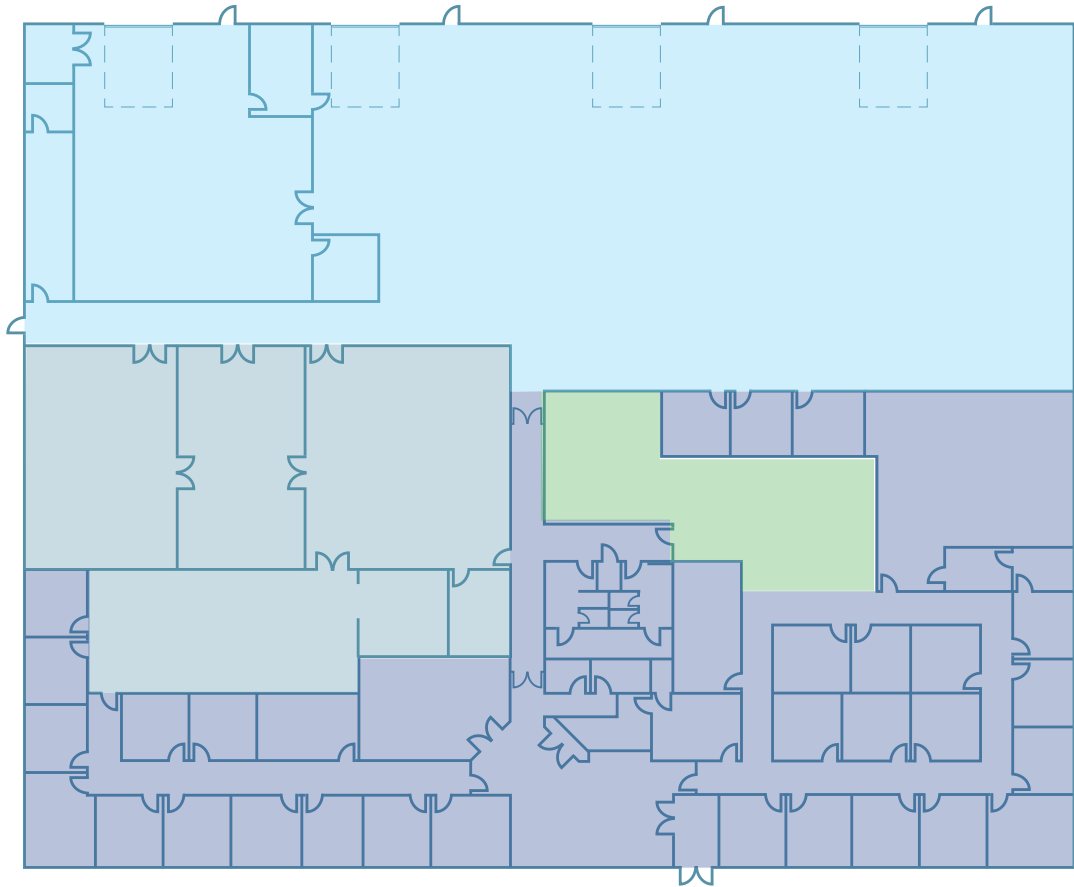
For Leasing Inquiries call
Paul Marsden 403-571-8764

BUILDING SPECIFICATIONS

District	Foothills
Zoning	I-G, Industrial General
Year Built	2002
Fenced Yard	±0.95 Acres
Total Area	±28,120 Square Feet
Office Area	±11,527 SF
Warehouse Area	±11,697 SF
Lab Area	±4,896 SF
Loading	4 Drive-In Doors (12'x14')
Lighting	LED
Ceiling Height	24' Clear
Make-Up Air	Yes, CFM TBV
Sprinklers	Yes
Asking Lease Rate	Market
Operating Costs	\$7.25 PSF (est. 2026)
Available	Immediately

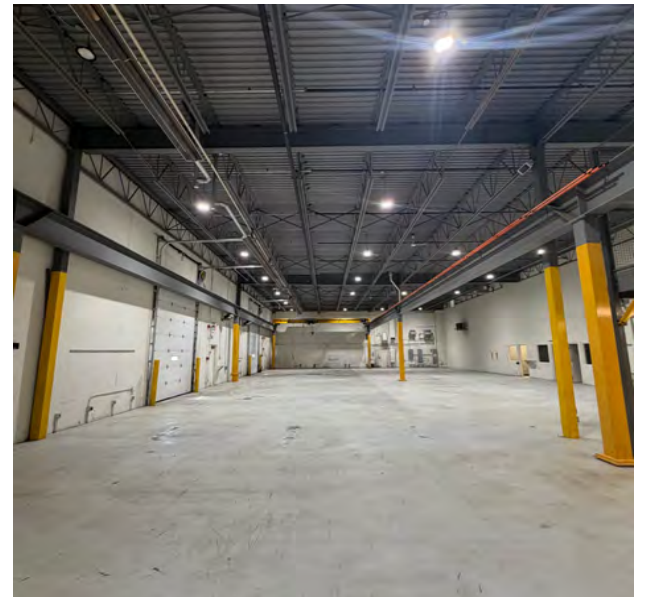
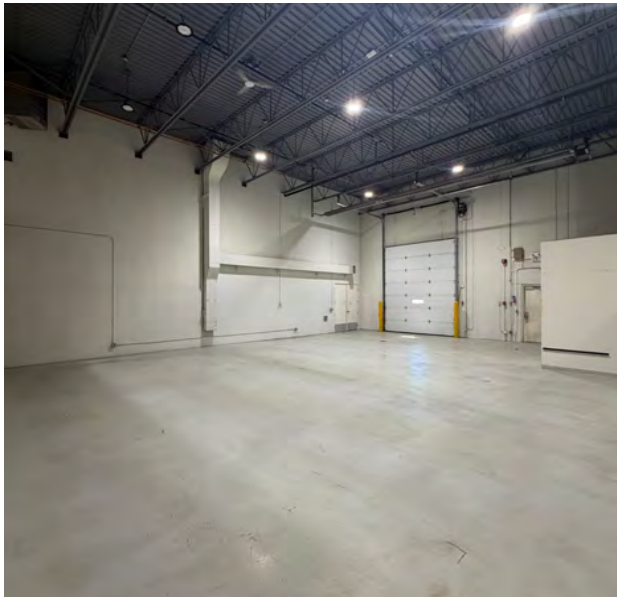
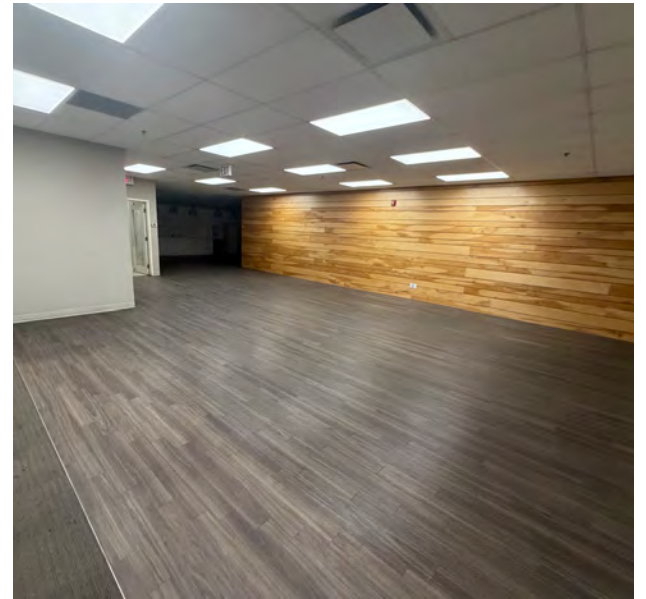


FLOOR PLAN

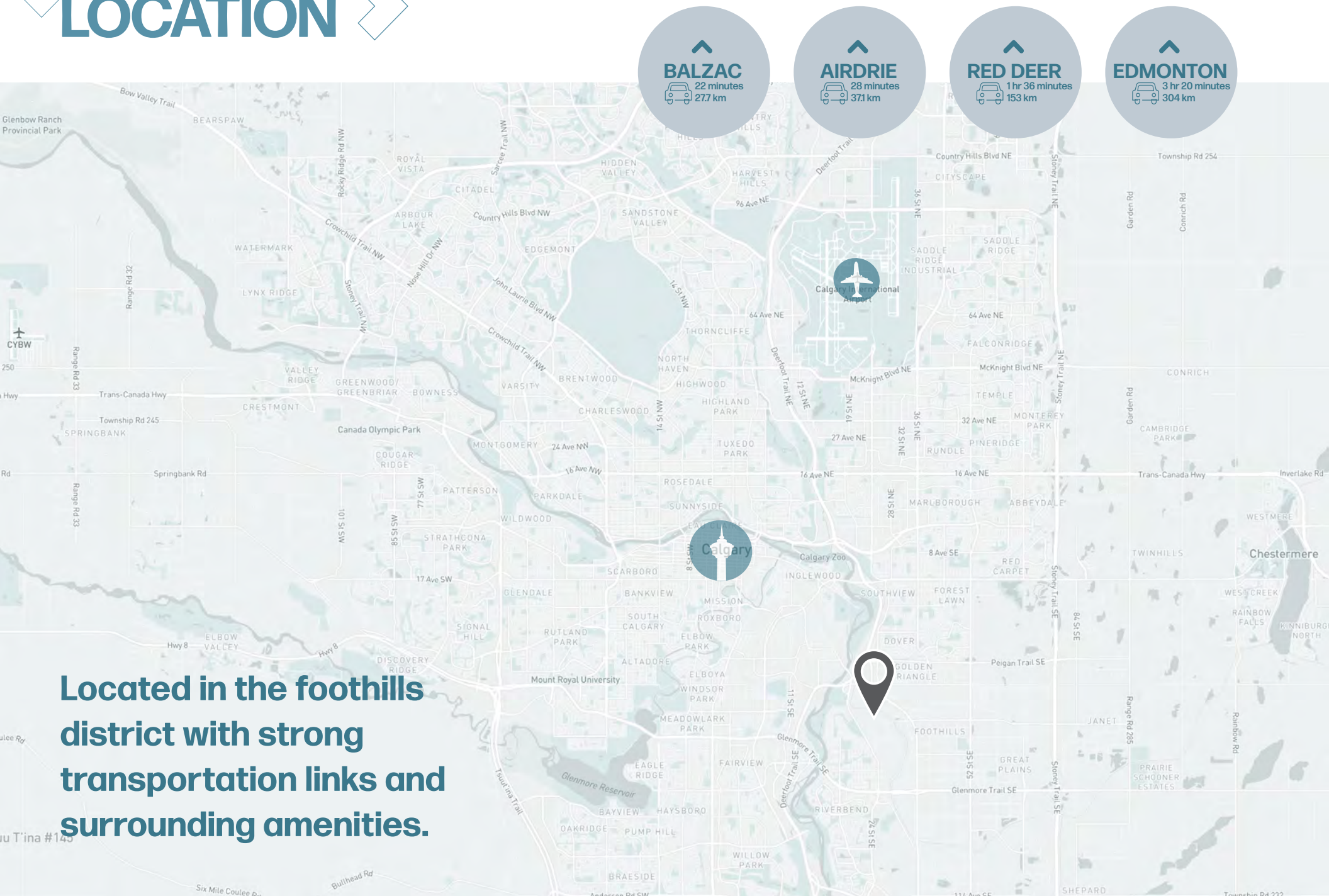


- Lab Space
- Lunchroom
- Office Space
- Warehouse/Storage

PROPERTY PHOTOS



PROPERTY LOCATION



↑
BALZAC
22 minutes
27.7 km

↑
AIRDRIE
28 minutes
37.1 km

↑
RED DEER
1 hr 36 minutes
153 km

↑
EDMONTON
3 hr 20 minutes
304 km

**Located in the foothills
district with strong
transportation links and
surrounding amenities.**



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