



# For Lease

4300 - 116 Avenue SE, Calgary, AB T2Z 3Z9

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**FREESTANDING INDUSTRIAL BUILDING**

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## Particulars

### DISTRICT

East Shepard Industrial

### SIZE

Office/Parts/Showroom	± 4,800 sf
Warehouse/Shop	± 5,200 sf
Total	± 10,000 sf

### ZONING

I-G (Industrial General)

### LOADING

5 Drive-In (14' x 16')  
(2 drive-thru bays)

### CEILING HEIGHT

18'6"

### POWER

400 Amp, 600 Volt, 3 phase

### ASKING RATE

\$20.00 psf

### OP.COSTS

TBD

### PROPERTY TAXES

\$65,227.15

### AVAILABLE

July 1, 2026

## Property highlights



0.99-acre site



Makeup air, infrared, unit heaters, trench drain and sump in warehouse



Standalone building with fenced and secured yard



Turnkey, functional shop



Two access/egress points



Quick and easy access to Barlow Trail and Deerfoot Trail



Strong opportunity for a single-tenant user with minimal required improvements



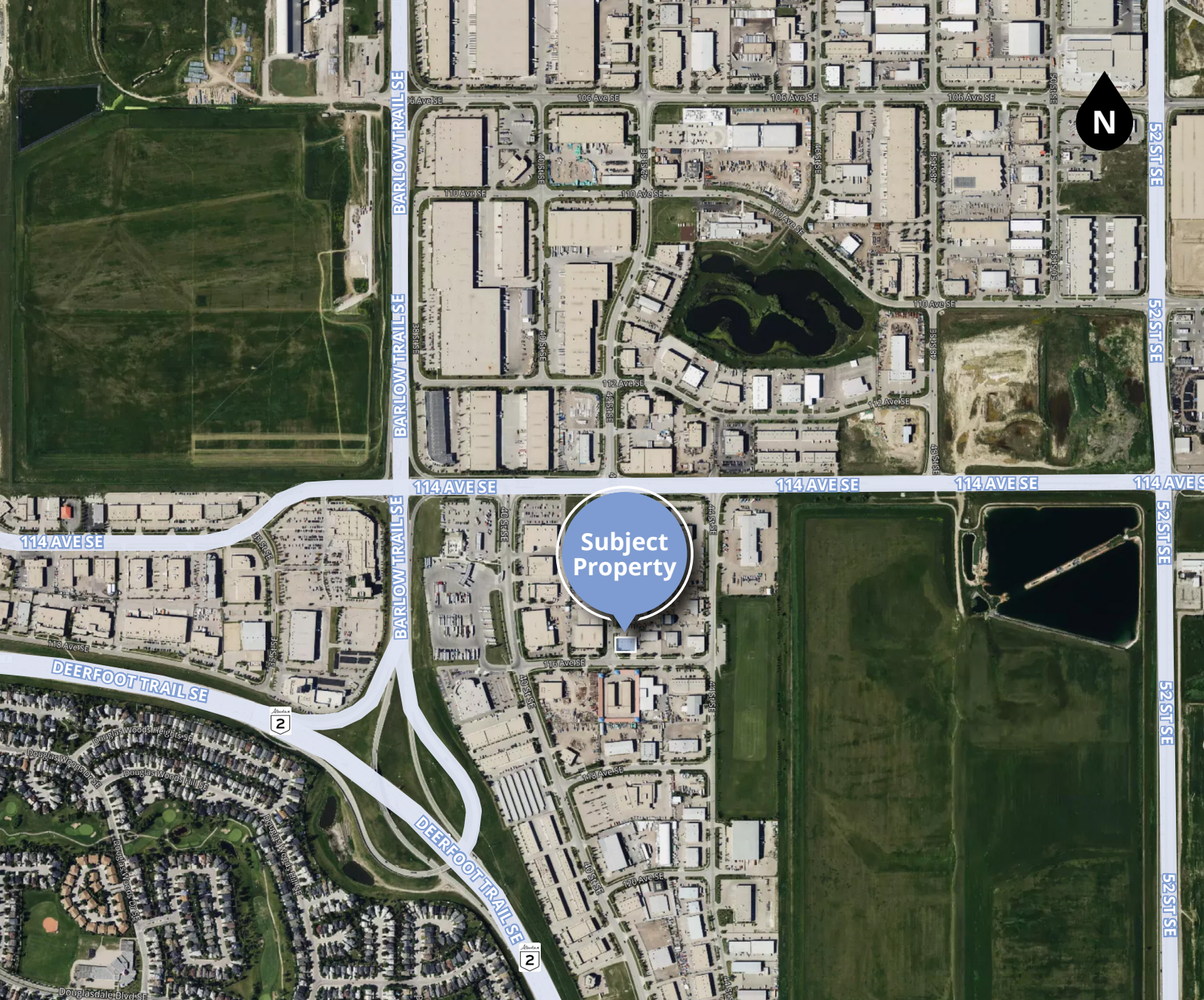
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Subject Property

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