

PRICE REDUCED



For Lease | Calgary, AB

#6039, 5811 – 46th Street SE
30,000 – 44,320 SF warehouse/manufacturing space

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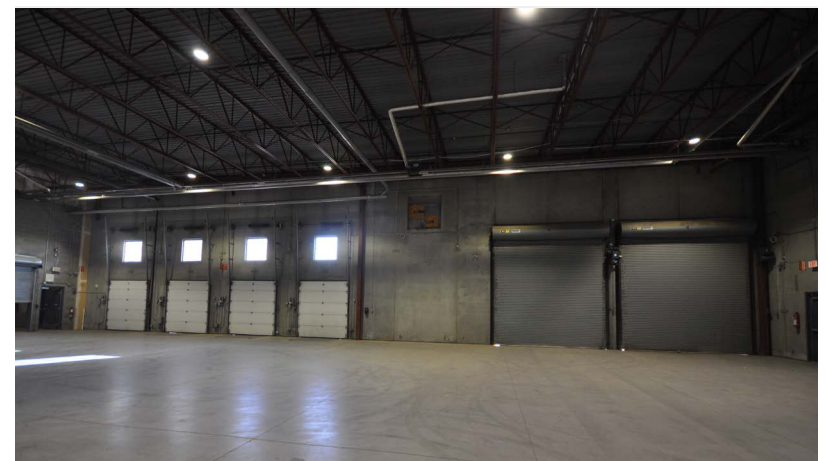
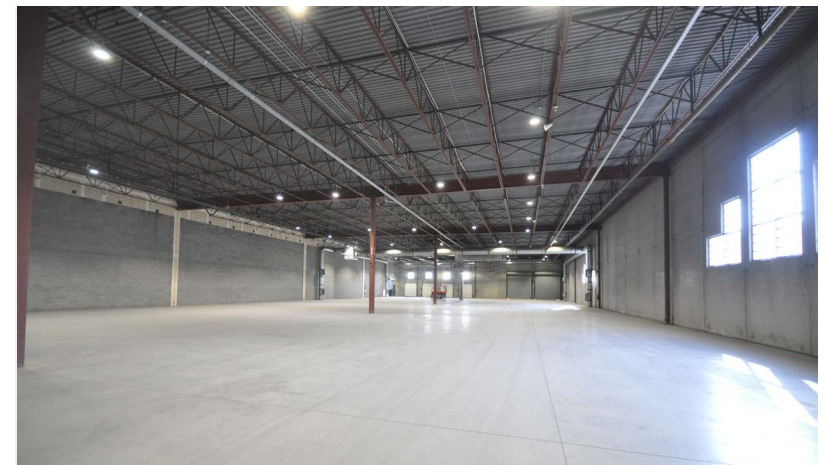
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Property Overview

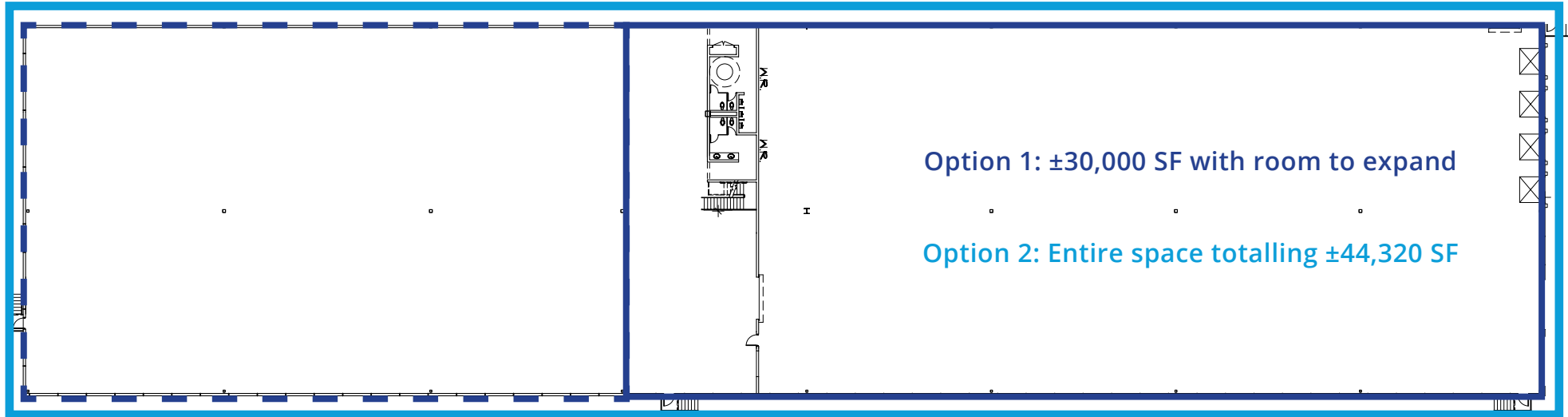
#6039, 5811 – 46th Street SE

District	Foothills	
Zoning	I-G (Industrial General)	
	Option 1	Option 2
Office Area	±832 SF	±832 SF
Warehouse Area	±29,168 SF	±43,488 SF
Total Area	±30,000 SF	±44,320 SF
Ceiling Height	24' clear	
Loading	4 (8' x 8.5') dock doors with levelers 2 (14' x 14') drive-in doors	
Power	400 Amps, 600 Volts, 3-phase (TBV)	
Lighting	LED	
Heating	Radiant	
Make Up Air	25 Ton	
Sprinklers	ESFR	
	Option 1	Option 2
Lease Rate	\$12.00 PSF *Option to grow into the remaining space for \$6.00 PSF	\$7.95 PSF
Op Costs (2025 Est.)	\$4.90 PSF	
Available	Immediately	



Floor Plan

#6039, 5811 – 46th Street SE



Features

- Great space for manufacturing with heavy power, make up air and long runs for production/assembly
- Secured and gated property with nightly security patrols
- Small shipping office, lunchroom & bathrooms
- Fibre Optic data
- Ample natural light
- Quick access to Barlow Trail, 52nd Street SE and Stoney Trail

Vehicle Access



Downtown
18 minutes



Airport
24 minutes

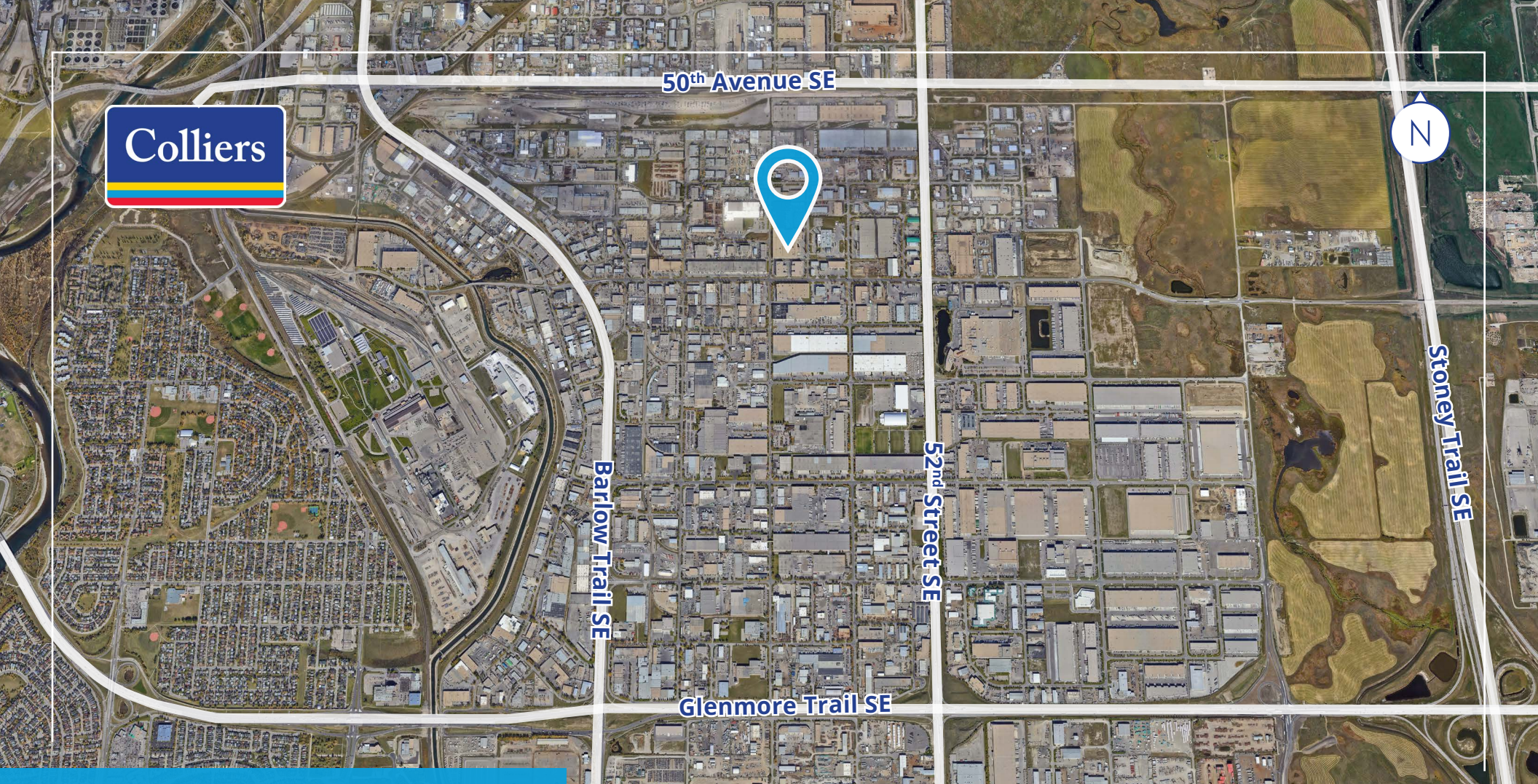


Highway 1
10 minutes



Ring Road
6 minutes

Option 1: ±30,000 SF with room to expand
Option 2: Entire space totalling ±44,320 SF



Colliers

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