

RARE SMALL
INDUSTRIAL BAY
WITH YARD
// ± 1,159 SF

FOR LEASE

3605B Bonnybrook Rd SE, Calgary, AB



Jason Natale | Vice President
403.402.3129 | jnatale@cdnglobal.com

Ethan Fong | Associate
604.910.2128 | efong@cdnglobal.com

CDN Global Advisors Ltd. 736 6th Ave SW, Suite 1010
Calgary, Alberta T2P 3T7 www.cdnglobal.com

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PROPERTY HIGHLIGHTS



- Rare small bay in Bonnybrook Industrial
- Offers office, reception, a washroom included with a shower stall
- 960 SF of yard area available (30'X32')
- Centrally located with close proximity to downtown, and quick access to major routes including Blackfoot Trail, 42nd Avenue SE, and Deerfoot Trail.

PROPERTY OVERVIEW

Address:	3605B Bonnybrook Rd SE
District:	Alyth/Bonnybrook Industrial
Zoning:	Industrial - Redevelopment (I-R)
Office Area:	489 SF
Warehouse Area:	670 SF
Total Square Footage:	1,159 SF
Bonus Mezzanine:	551 SF
Yard:	960 SF

Clear Height:	18' (TBV)
Loading:	1 Drive-in (10'w x 12'h)
Power:	100 Amps (TBV)
Lease Rate:	Starting at \$15.00 PSF
Operating Costs:	\$5.95 PSF (est. TBV)
Parking:	3 Stalls
Term:	5 Years
Availability:	Immediate

INTERIOR FEATURES //



LOCATION

Located in SE Calgary, Alyth/Bonnybrook Industrial district, with convenient access to major thoroughfares for shipping and distribution.

Successful Calgary businesses within the immediate area: **Brothers Fabrication, Bershars Furniture Restoration, Alberta Plating Ltd, Alberta Distillers Limited and many more.**



Drive Times:

Blackfoot Trail: **5 minutes**
Deerfoot Trail SE: **7 minutes**
Calgary Airport: **18 minutes**

Nearby Amenities

Easy accessibility & close proximity to:



Unique location



restaurants
& fast food

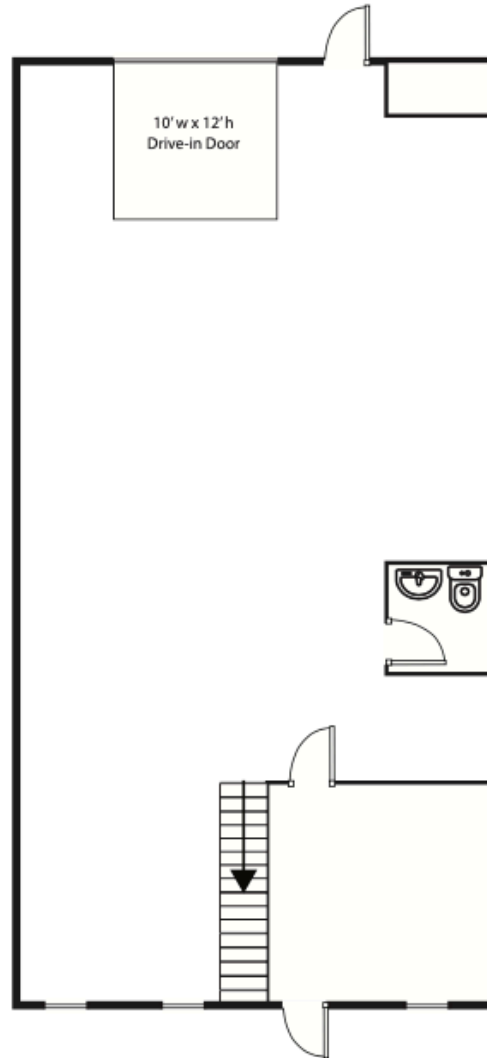


fuel / charging
stations



FLOOR PLANS

Total floor plan area is 1,159 SF. The warehouse is 670 SF and the office area is 489 SF and bonus mezzanine is 551 SF.





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