

New Construction
// ± 16,172 SF

FOR LEASE

9605 48 Street SE, Calgary, AB



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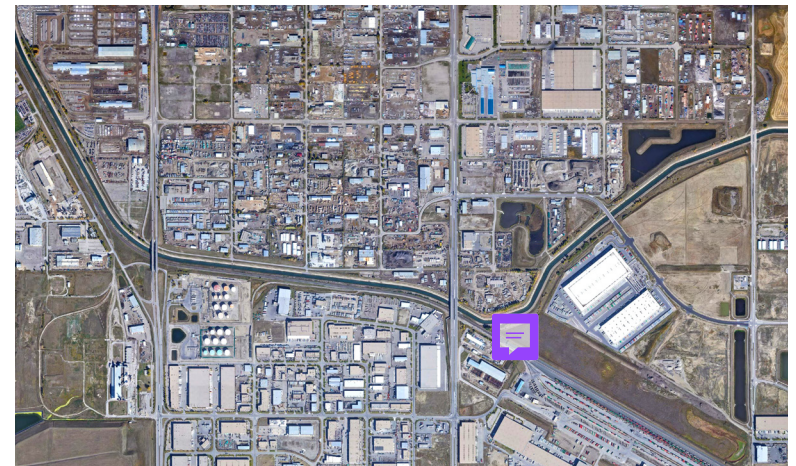
PROPERTY HIGHLIGHTS



- Brand new 16,172 SF freestanding building on 2.40 acres
- Fenced and secured site with dedicated driveway access.
- 3,240 SF of office over two floors with lots of natural light
- Multiple private offices, boardroom, bullpen area, lunchroom area, and multiple washrooms on each floor
- Sump in warehouse
- Two - 5 ton cranes a with 70' span
- Make-up air system
- Close proximity to 52 Street SE, Glenmore Trail SE, and Stoney Trail SE

PROPERTY OVERVIEW

Address:	9605 48 Street SE, Calgary
District:	South Foothills Industrial
Zoning:	Industrial General (I-G)
Year Built:	2025
Main floor office:	± 1,620 SF
Second floor office:	± 1,620 SF
Warehouse:	± 12,932 SF
Total Square Footage:	± 16,172 SF
Site Area:	2.40 Acres
Clear Height:	21' (Hook height 18')
Loading:	4 Drive-in (16'w x 16'h)
Power:	400 Amps @ 480 V (TBV)
Lease Rate:	\$18.00 PSF
Operating Costs:	\$6.25 (est. 2025)
Availability:	Summer 2025



INTERIOR FEATURES // 9605 48 Street SE, Calgary



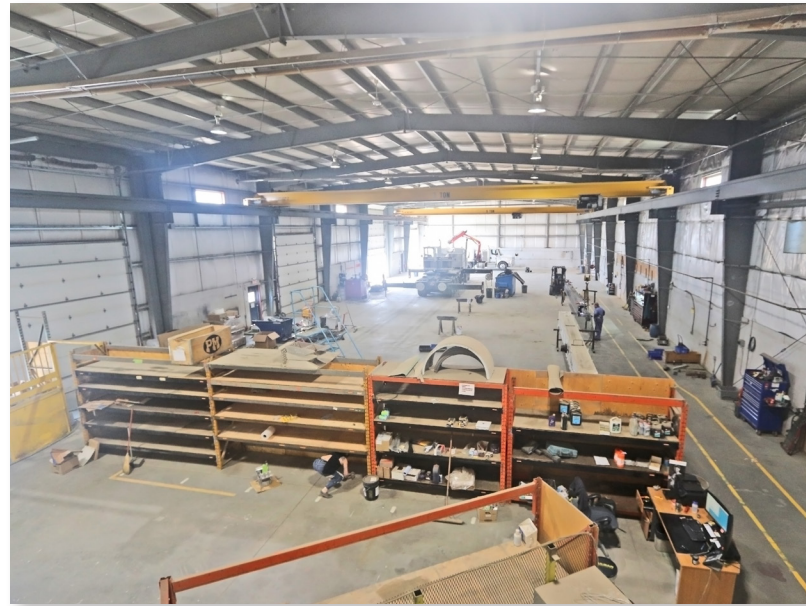
Features:

// Top left, conference room.

// Top right, reception area.



// Bottom left, office space.



// Bottom right, warehouse and bays.

LOCATION

Located in SE Calgary, South Foothills Industrial district, with convenient access to major thoroughfares for shipping and distribution.

Successful Calgary businesses within the immediate area: **TBV**



Drive Times:

Deerfoot Trail SE: **8 minutes**

Glenmore Trail SE: **6 minutes**

Calgary Airport: **28 minutes**

Nearby Amenities

Easy accessibility & close proximity to:



Prime Opportunity
or New Development,
etc

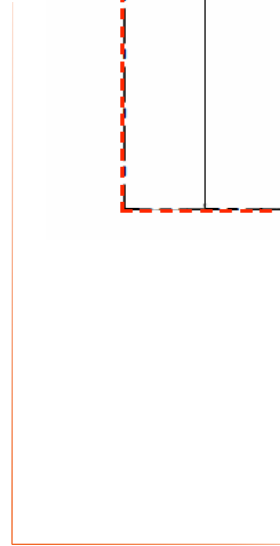


restaurants
& fast food

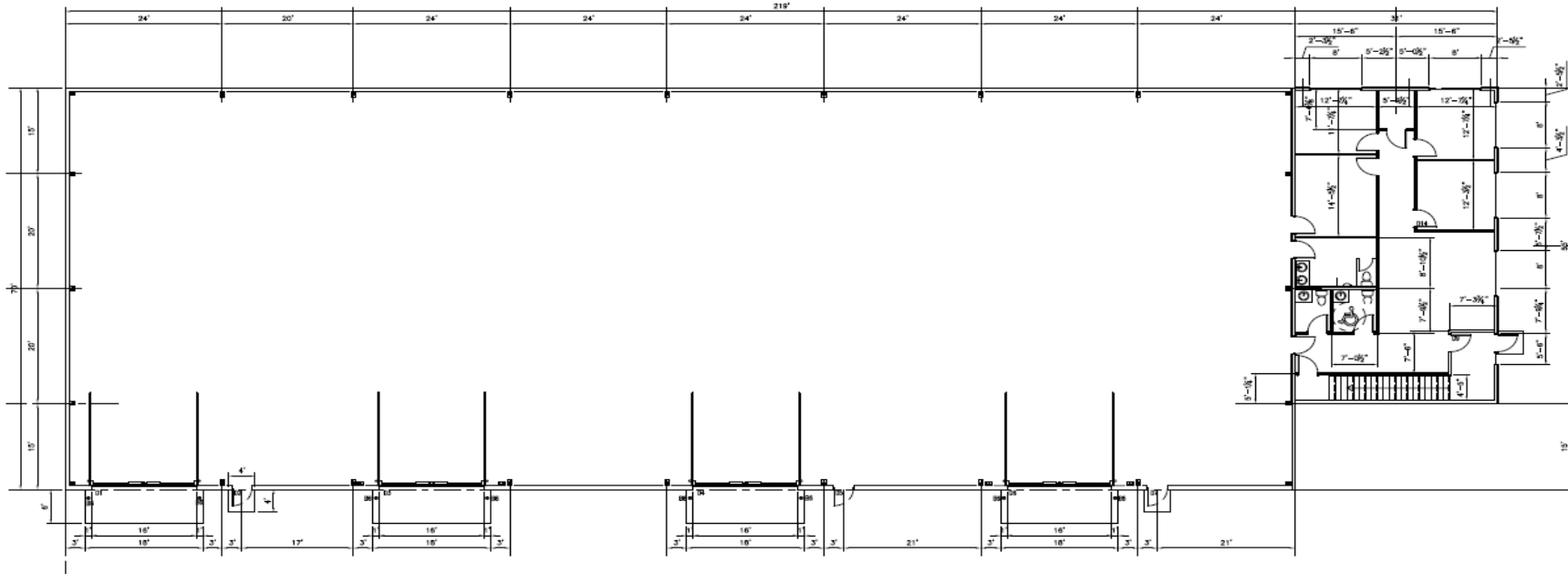


fuel / charging
stations





FLOOR PLANS



Main Floor

Total floor plan area is $\pm 16,172$ SF.
The warehouse or main floor is $\pm 12,932$ SF and the
office area on the main floor is $\pm 1,620$ SF and the
second floor is $\pm 1,620$ SF.



The warehouse or main floor is $\pm 12,932$ SF and the office area on the main floor is $\pm 1,620$ SF and the second floor is $\pm 1,620$ SF.



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