

FOR LEASE



4029 - 11th Street SE, Calgary, AB

10,645 square feet of Freezer & Cooler Storage



Cooler/Freezer
Infrastructure



Dock & Drive-in
Loading



Dedicated
Yard Area

JORDAN LEBLANC, B.COMM

VICE PRESIDENT, PRINCIPAL

C: 403-660-5141

jleblanc@lee-associates.com

EMILY GOODMAN, B.COMM

VICE PRESIDENT, PRINCIPAL

C: 403-862-4348

egoodman@lee-associates.com

117, 4950 - 106th Avenue SE | Calgary, AB T2C 5E9 | lee-associates.com/calgary

PROPERTY DETAILS

**DISTRICT:**

Highfield

ZONING:

IG (Industrial General)

AVAILABLE AREA:

Cooler: 852 sq. ft.

Freezer: 3,204 sq. ft.

Warehouse: 6,589 sq. ft.

Total: 10,645 sq. ft.

(bonus 483 sq. ft. for common loading area)

**NET LEASE RATE:**

~~\$15.00~~ **\$14.00** per sq. ft. per annum

OPERATING COSTS (2025):

\$4.33 per sq. ft. per annum

YEAR BUILT:

1978

AVAILABLE:

30 days notice

Yard Area:

Approximately 10,000 sq. ft. of asphalted yard area exclusively for Tenants' use

**CEILING HEIGHT:**

20' clear

LOADING:

1 - 8' x 10' dock door

4 - 8' x 8' dock doors

1 - 12' x 16' ramped drive-in door

COLUMN GRID:

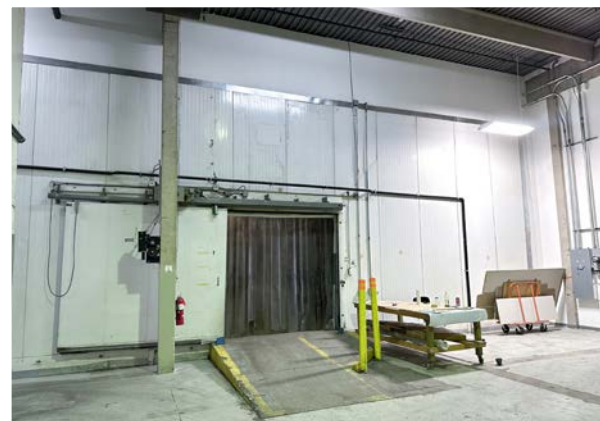
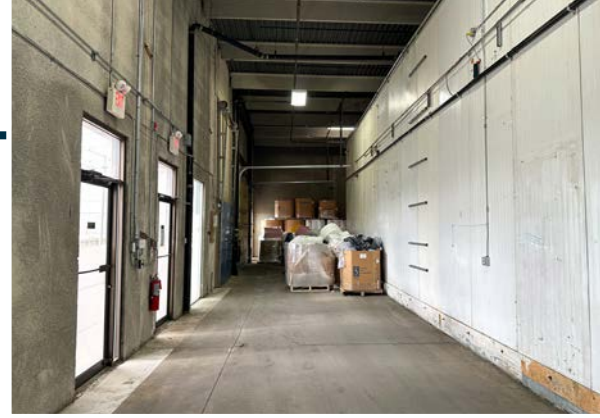
32' x 32'

POWER:

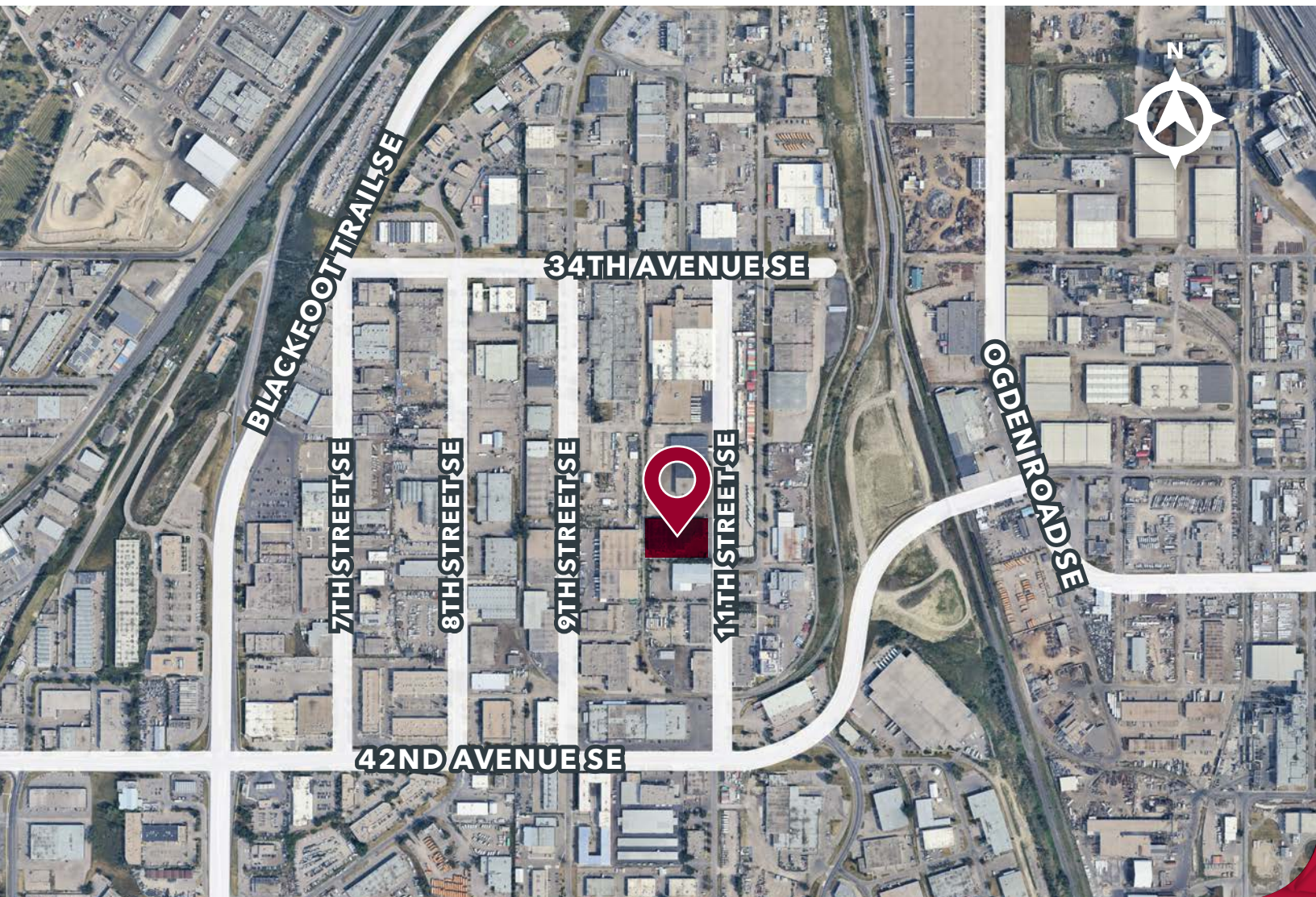
225 amp, 347/600 volt, 3 phase (TBV)

COMMENTS:

- » Rare find, includes existing freezer and cooler infrastructure
- » Dedicated yard space available
- » Tenant responsible for annual equipment maintenance
- » Negotiable racking available in the freezer
- » Full sprinkler system throughout the warehouse
- » Trench drains installed in the warehouse area
- » Individually metered utilities for separate usage
- » Features two washrooms and a private office within the warehouse
- » Centrally located in Highfield Industrial Park
- » Surrounded by a variety of nearby services and amenities



LOCATION



CONTACT US



JORDAN LEBLANC, B.COMM
VICE PRESIDENT
C: 403-660-5141
jleblanc@lee-associates.com



EMILY GOODMAN, B.COMM
VICE PRESIDENT, PRINCIPAL
C: 403-862-4348
egoodman@lee-associates.com

This brochure is for INFORMATION PURPOSES ONLY. There are no representations or warranties provided with respect to the information contained herein. Any prospective purchaser should take whatever steps they deem necessary or advisable to verify the accuracy or completeness of any information contained herein before relying on any such information. Prospective purchasers are cautioned to conduct their own due diligence.

117, 4950 - 106th Avenue SE | Calgary, AB T2C 5E9
lee-associates.com/calgary

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES