

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

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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:

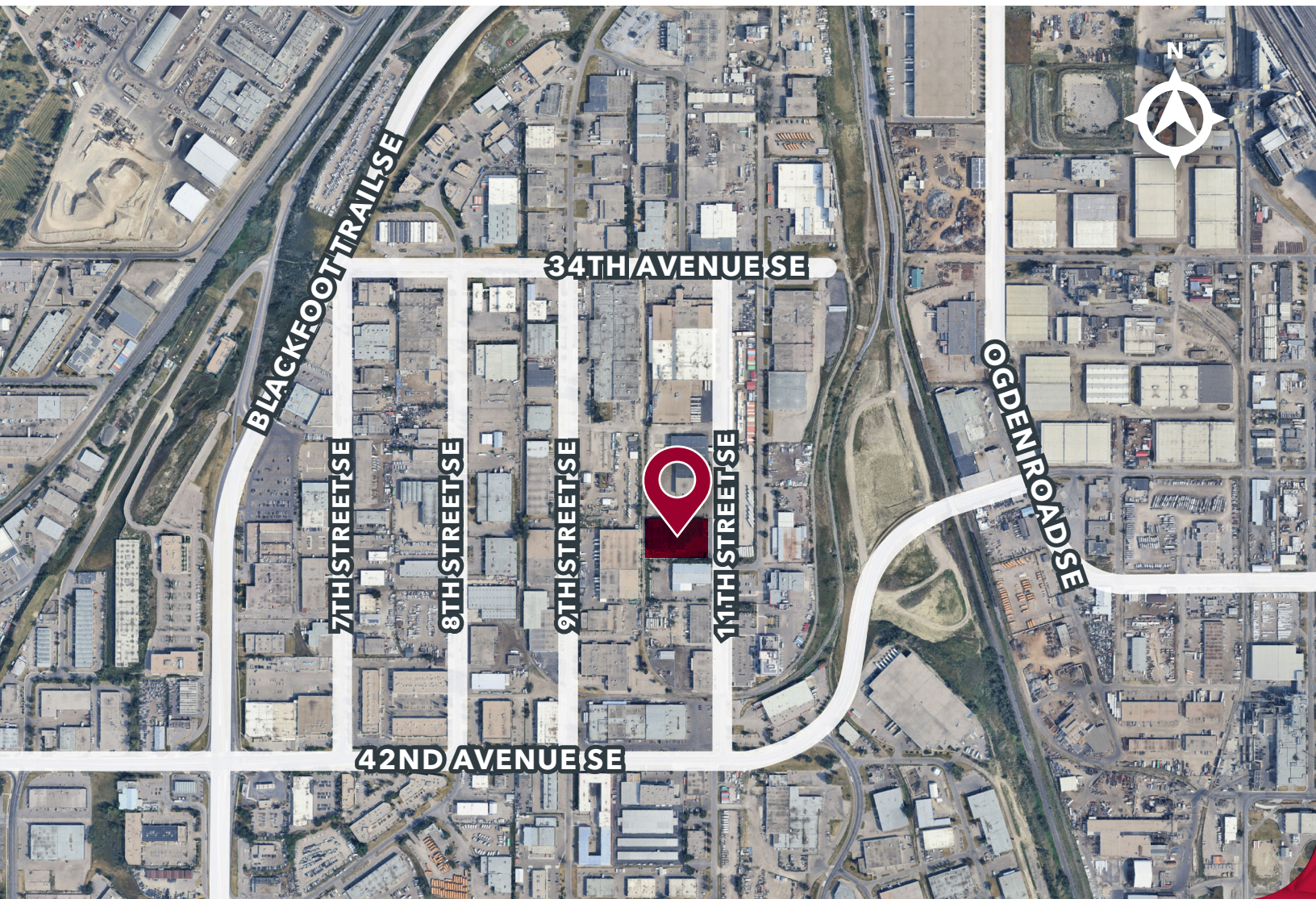
225 amp, 347/600 volt, 3 phase (TBV)

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



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