



GRASSROOTS
REALTY GROUP

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20, 999 57 Avenue NE
Calgary, Alberta

MLS # A2247845



\$16 per sq.ft.

Division: Deerfoot Business Centre

Type: Industrial

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 3,009 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: None

For lease in Calgary's Deerfoot Business Park, this 3,009 sq. ft. industrial bay offers a high-quality office build-out and prime location just one block east of Deerfoot Trail, adjacent to Deerfoot City. The unit features 1,090 sq. ft. of office space with energy-efficient LED lighting and a CO2-activated air exchange system for overnight vehicle parking, as well as 1,919 sq. ft. of heated warehouse space with both overhead gas and radiant heaters. The warehouse includes a 12'W x 14'H drive-in door with electric opener, exterior common dock access at the south end of the property, and 100 Amp @ 600 Volt power stepped down to 200 Amp @ 120/208. Ample double-row front parking and a large marshalling area add to the property's functionality. Zoned Industrial General (I-G), the site offers excellent transportation connectivity with quick access to Deerfoot Trail (4 minutes), Calgary International Airport (8 minutes), and Stoney Trail (14 minutes), and is surrounded by numerous retail, restaurant, and service amenities. No Automotive Mechanic uses allowed.