



GRASSROOTS
REALTY GROUP

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119, 3953 112 Avenue SE
Calgary, Alberta

MLS # A2294835



\$14 per sq.ft.

Division: NONE
Type: Industrial
Bus. Type: -
Sale/Lease: For Lease
Bldg. Name: -
Bus. Name: -
Size: 3,900 sq.ft.
Zoning: -

Heating: -
Floors: -
Roof: -
Exterior: -
Water: -
Sewer: -
Inclusions: N/A

Addl. Cost: -
Based on Year: -
Utilities: -
Parking: -
Lot Size: -
Lot Feat: -

Industrial bay available for lease in the highly sought-after East Lake Industrial district. This well-maintained 5,100 SF unit offers a functional mix of warehouse (+2,700 SF), main floor office (+1,200 SF), and mezzanine office space (+1,200 SF), ideal for a variety of industrial users. Featuring 24' clear height (TBV), one dock loading door with leveler, and 200 amp power (TBV), the space is well-suited for warehousing, distribution, or light manufacturing. Strategically located with excellent exposure at the corner of Barlow Trail SE and 114 Avenue SE, the property offers convenient access to Deerfoot Trail, Stoney Trail, and major transportation routes. The complex features a large marshalling area, ample on-site parking. NOTE: Posted rate is the Net Rent. Operating Costs are estimated at \$7.71 p.s.f. for 2026 (Main floor only) NO AUTOMOTIVE OR INDOOR RECREATIONAL FACILITIES