



110 Forge Road Southeast - Fairview Industrial District
Calgary, AB T2H 0S8

- Area: 2400 SF
- Net Rental: \$12.00 PSF
- Occupancy Costs: \$4.77 (2025)
- Land Use: I-G Zoning
- Availability: Immediate
- Loading: Dock Loading - 8 ft Wide x 10 ft High
- Ceiling Height: 12 ft (+-)
- Power: 100 amp (TBV)
- Utilities: Separately Metered to Tenants Account



Tyler Realty Corp. Ltd

201, 6628 Crowchild Trail SW Calgary, AB T3E 5R8

Phone: 403.253.0333

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Executive Summary



OFFERING SUMMARY

Available SF: 2,400 SF

Lease Rate: \$12 SF/yr (Net)

Occupancy Costs: \$4.77 (2025)

Zoning: I-G

PROPERTY OVERVIEW

Great central location, small bay, just off Fairview Drive SE

PROPERTY HIGHLIGHTS

- Power: 100 amp
- Parking: Front of building and street parking
- Dock Loading: one 8' x 10' dock loading door
- Utilities: Separately Metered to Tenants Account



Don Becker

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General Disclaimer

The information has been obtained from the owners or from other sources deemed reliable. We have no reason to doubt the accuracy, however we are unable to guarantee it. All quoted prices and/or rates do not include the Goods and Services Tax. (All properties subject to change and/or withdrawal without notice).

Additional Photos



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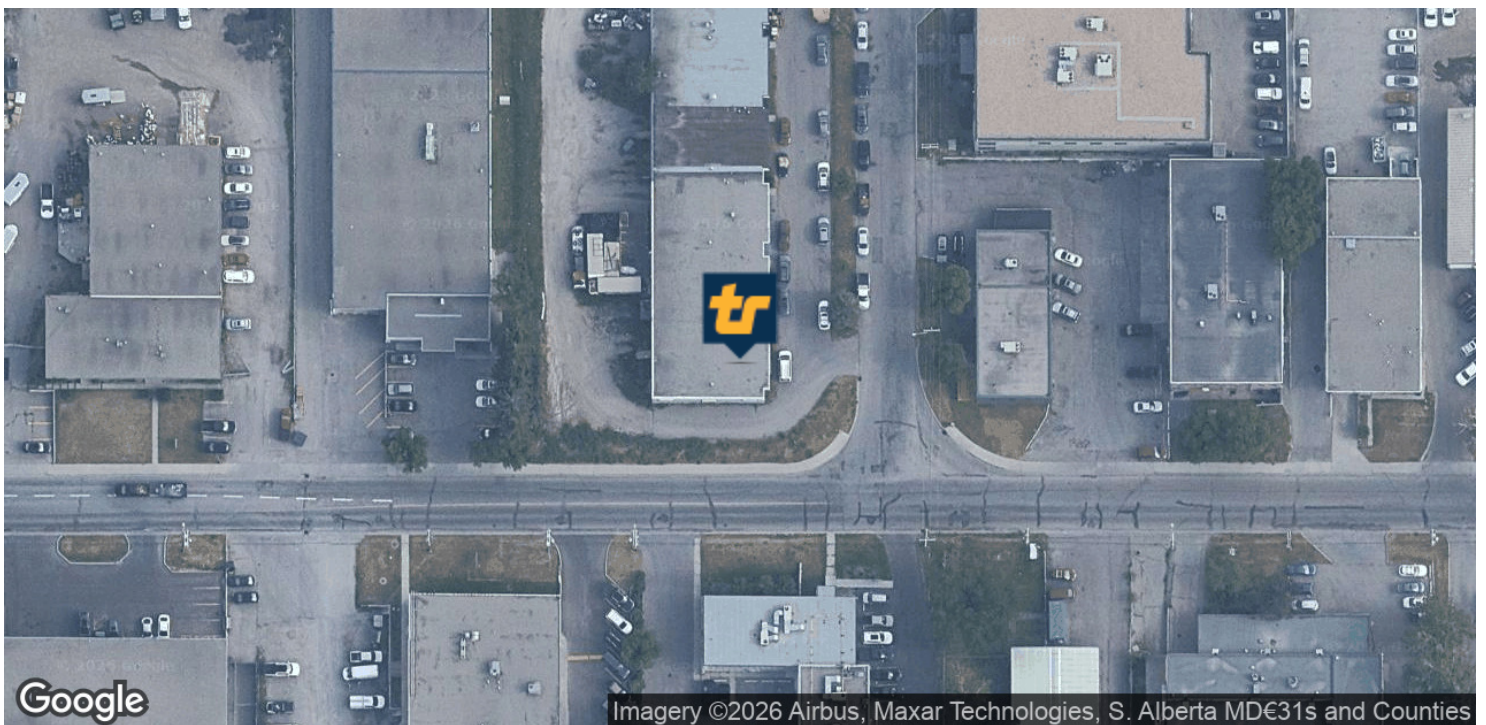
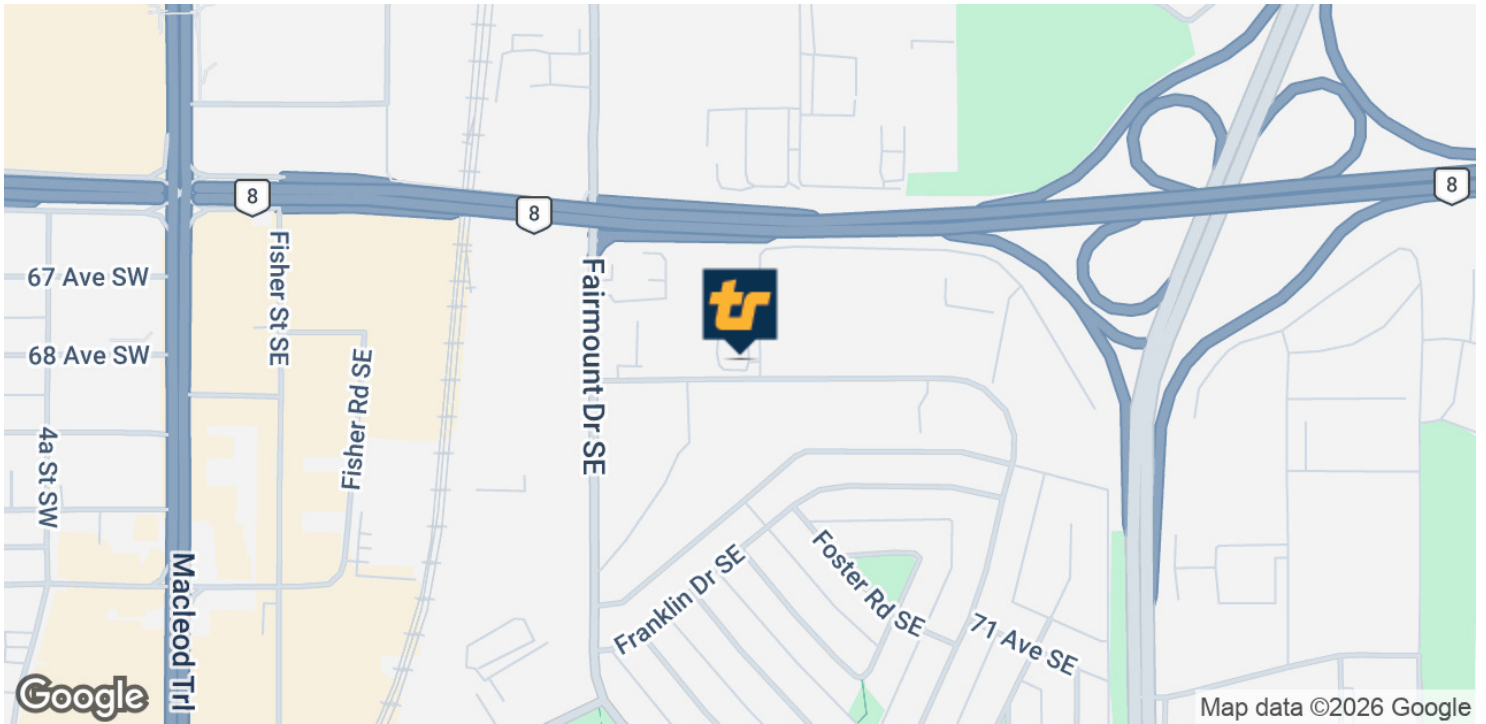
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Location Map



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