

FOR LEASE



999 - 57th Avenue NE, Bay 50, Calgary, AB

3,060 sq. ft. High Quality Industrial Bay with Upgraded Office



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PROPERTY DETAILS

AVAILABLE AREA FOR EACH BAY:

Office:	+/-1,150 sq. ft.
Warehouse:	+/-1,910 sq. ft.
Total:	+/-3,060 sq. ft.

NET LEASE RATE:

\$15.00 psf per annum

*With Escalations

OPERATING COSTS:

\$6.48 PSF (est 2026)

AVAILABLE:

October 1, 2026

DISTRICT:

Deerfoot Business Centre

ZONING:

Industrial General (I-G)

CEILING HEIGHT:

19' clear

ELECTRICAL:

100 amp, 600 volt, stepped down

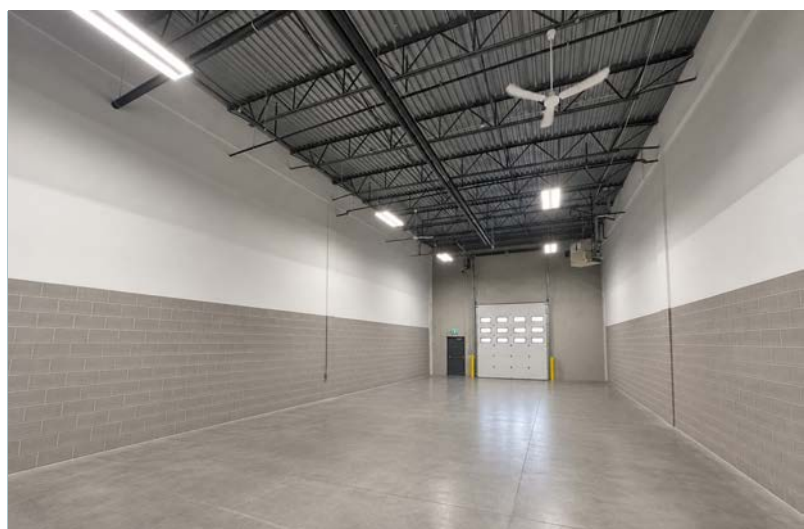
200 amp, 120/208 volt

LOADING:

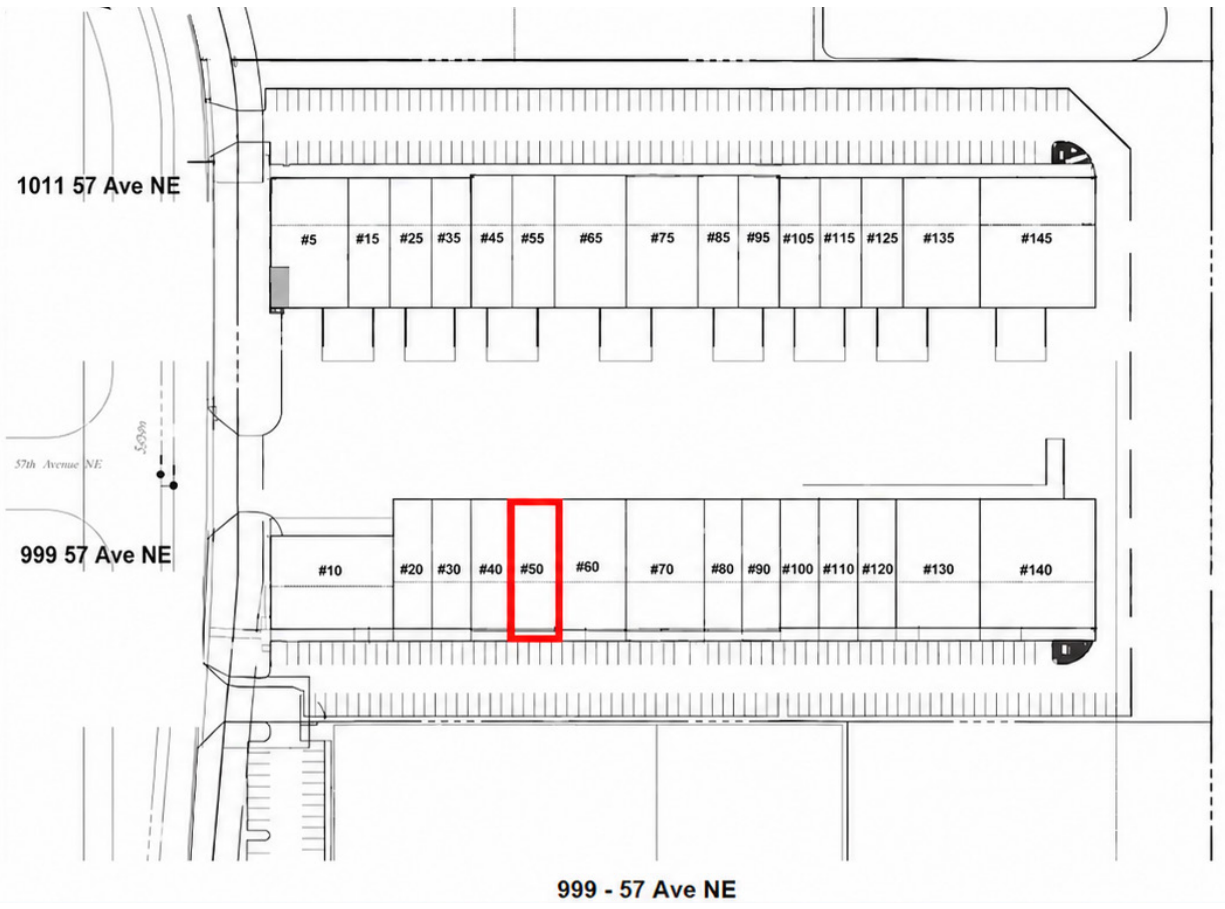
1 - 12' x 14' Drive-in (electric opener)

COMMENTS:

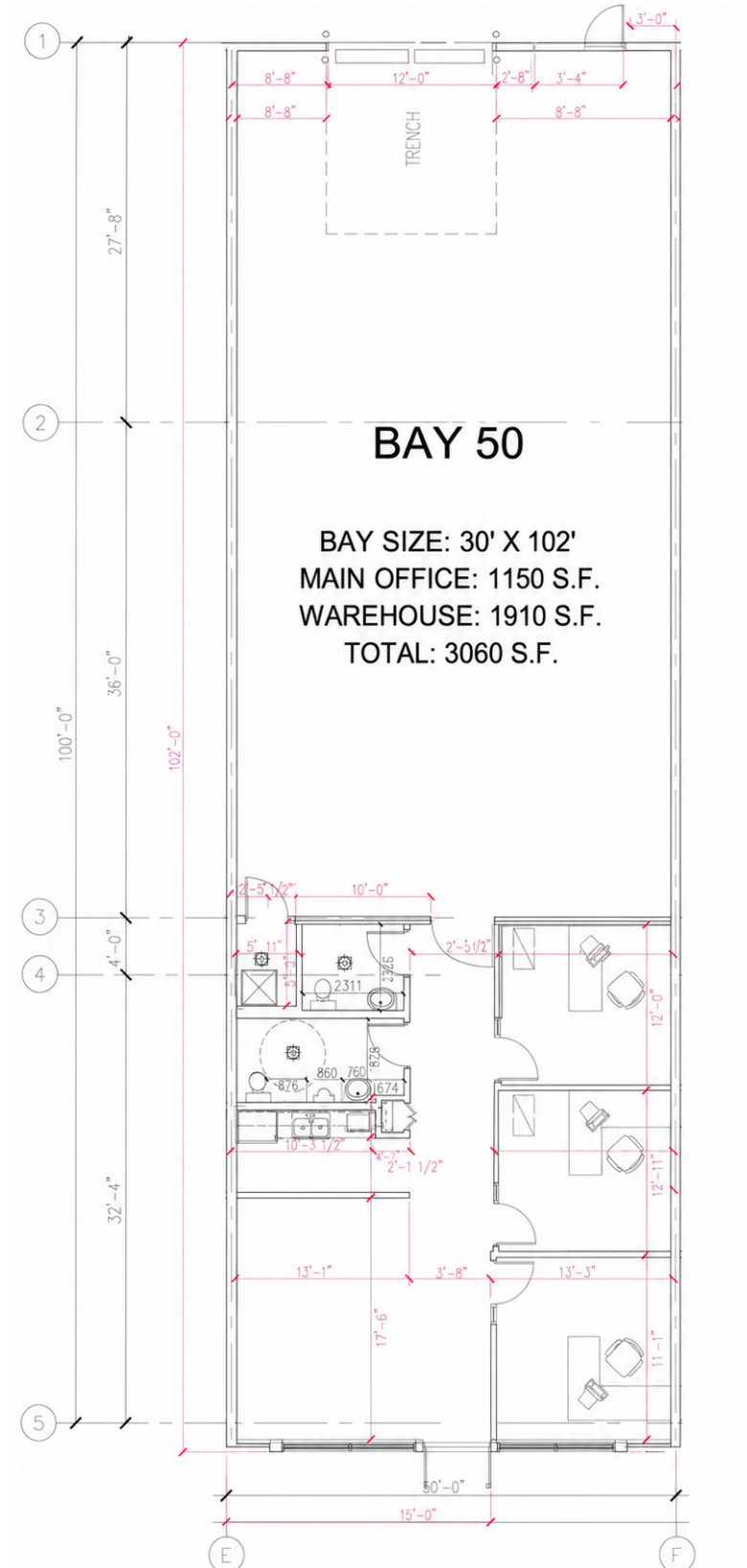
- » Ample double row parking at front
- » Generous marshalling area
- » A/C in office area
- » Combination overhead gas fired unit heater and radiant heat in warehouse
- » Quality office build out
- » LED Lighting in Office and Warehouse
- » CO² activated air exchange unit in bay allows for overnight parking of vehicle
- » One block East of Deerfoot Trail and adjacent to Deerfoot City Shopping Centre



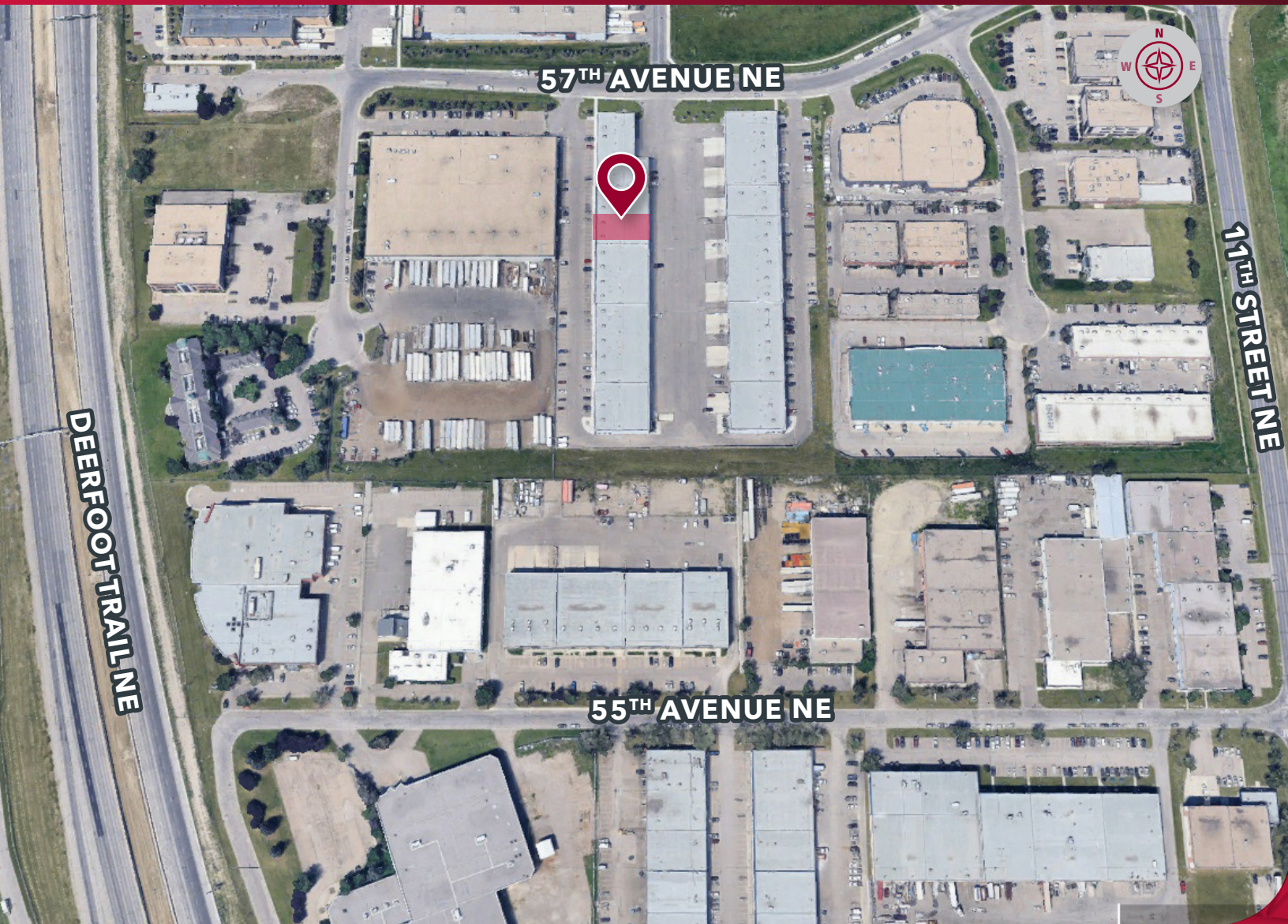
SITE PLAN



FLOOR PLAN



LOCATION



CONTACT US



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