5610 46 Street Calgary Alberta

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Excellent opportunity to lease a well-appointed industrial condo bay located at 34 - 5610 46 Street SE in Calgary's established Southeast industrial corridor. Zoned I-G (Industrial General), this property is well suited for quiet, clean, and low-impact industrial or commercial uses, subject to City zoning and Condominium Board approval.The unit offers a total main floor area of 3,080 sq. ft. plus an approximately 870 sq. ft. mezzanine, constructed with a durable steel frame and featuring an estimated 18-22 ft clear ceiling height. The warehouse is equipped with a 14' x 14' rear overhead door, overhead radiant heating, hose connection in the rear bay, and three-phase 220V power, making it ideal for warehousing, distribution, contractor operations, light assembly, and service-based industrial uses that do not generate excessive noise, vibration, fumes, or hazardous materials.The front office component totals approximately 870 sq. ft., featuring a reception area with service counter and a private office. Two washrooms are provided--one in the front office area and a separate washroom in the warehouse.An added bonus is the fenced and gated rear storage yard, approximately 1,500 sq. ft., secured with an 8-foot security fence, offering valuable outdoor storage or staging space. Condominium bylaws restrict uses that create nuisance, excessive noise, fire or insurance risk, hazardous materials, automotive repair, heavy manufacturing, food production, or activities generating excessive garbage or customer traffic. Vehicle repairs, spray painting, chemical storage, and high-impact industrial operations are not permitted. Signage is restricted to non-backlit, single-mounted lettering or panel signage only.This clean, functional industrial bay is well suited for owner-operators or growing businesses seeking a strategic Southeast Calgary location with excellent access to major ...

Listing Presented By:

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