



Alyth / Bonnybrook

4073 Ogden Road SE | Calgary, Alberta T2G 4P6

PROPERTY HIGHLIGHTS

- Located in the Alyth/Bonnybrook industrial area of Calgary, this property offers excellent access to major transportation routes, including Deerfoot Trail and Blackfoot Trail, just minutes away.
- Approximately 5,306 SF of leasable area with a mix of office and warehouse space, predominantly warehouse with a single-story layout.
- Situated on a 0.59-acre lot with ample parking, a fenced yard, and direct access to a bus route.
- Zoned I-R (Industrial Redevelopment), suitable for light industrial uses, including warehousing and small manufacturing.
- Located centrally, in a high-demand submarket and within close proximity to a variety of local businesses, making it an ideal choice for logistics and distribution operations.

PROPERTY DETAILS

Total	5,306 ± SF
Site Size	0.59 AC
Lease Rate	Market
Zoning	I-R Industrial Redevelopment
Heating	Forced air in warehouse, furnace in office
Loading	3 drive-in doors (approx 10' x 14')
Power	TBV
Ceiling Height	16' in warehouse
Op Costs	\$8.00 / SF
Available	Immediately



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FOR LEASE

5,306 ± SF

Centrally Located Free-Standing Warehouse

NAI Advent
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OGDEN ROAD SE

15A STREET SE

16 STREET SE

NAI Advent
ADVENT COMMERCIAL REAL ESTATE CORP.

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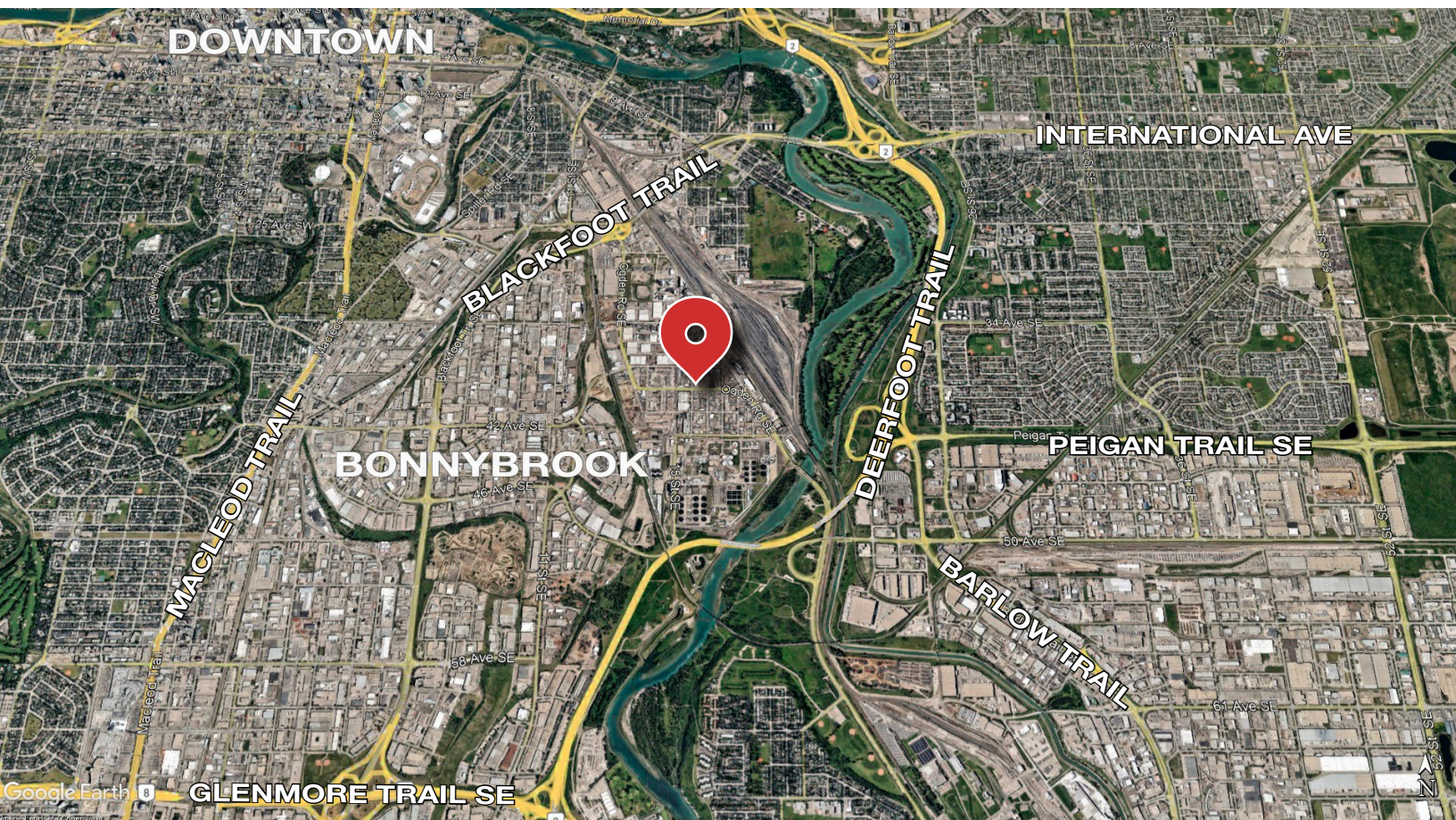


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