



Drive-Through Industrial Building with Large Yard

8612 48 St SE, Calgary, AB T2C 2P9 | South Foothills

OPPORTUNITY SUMMARY

Position your business in a drive-through industrial building strategically located in the South Foothills area. This ±3,200 SF facility sits on a spacious ±2.06-acre lot (TBV) within a well-connected logistics hub, offering excellent accessibility for transportation and distribution operations. The property is designed for functionality, featuring dual access points ideal for drive-through workflows and large vehicle maneuvering. Available Oct 1, 2025, this opportunity is well-suited for service, logistics, or specialized industrial users looking for secure outdoor storage and a cost-effective gross lease structure.

LEASE DETAILS

BUILDING AREA	±3,200 SF
LAND AREA	±2.06 acres (TBV)
SHOP AREA	±12,000 SF
ZONING	I-G (Industrial General)
LOADING	2 Drive-through Doors
CEILING HEIGHT	TBV
POWER	200 Amp, 208 volt (TBV)
LEASE STRUCTURE	\$14,600 gross per month (with annual escalations)
LEASE TERM	5 Years (preferred)
AVAILABILITY	October 1, 2025

For more information,
please contact:


topcommerciallistings.com



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PROPERTY LOCATION



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±3,200 SF Drive-Through Industrial Shop with ±2.06 Yard Space
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