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119, 3953 112 AVENUE SE FOR LEASE



Commercial Real Estate > Commercial Property for Lease

Location
Calgary, Alberta

Listing ID:
34515

MLS ID:
A2294835

\$14



 **TATE ARONOVICH**

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 119, 3953 112 Avenue SE, Calgary , Alberta T2C 0J4

Transaction Type For Lease	Lease Amount 14.00	Lease Frequency Annually
Subdivision NONE	Building Type Commercial Mix	Year Built 2006
Structure Type Warehouse	Property Type Commercial	Property Sub Type Industrial
Building Area (Sq. Ft.) 3900.00	Building Area (Sq. M.) 362.32	Inclusions N/A
Restrictions None Known	Reports None	

Industrial bay available for lease in the highly sought-after East Lake Industrial district. This well-maintained 5,100 SF unit offers a functional mix of warehouse (±2,700 SF), main floor office (±1,200 SF), and mezzanine office space (±1,200 SF), ideal for a variety of industrial users. Featuring 24' clear height (TBV), one dock loading door with leveler, and 200 amp power (TBV), the space is well-suited for warehousing, distribution, or light manufacturing. Strategically located with excellent exposure at the corner of Barlow Trail SE and 114 Avenue SE, the property offers convenient access to Deerfoot Trail, Stoney Trail, and major transportation routes. The complex features a large marshalling area, ample on-site parking. NOTE: Posted rate is the Net Rent. Operating Costs are estimated at \$7.71 p.s.f. for 2026 (Main floor only) NO AUTOMOTIVE OR INDOOR RECREATIONAL FACILITIES

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