

7580 48 Street SE



FOR LEASE

FREESTANDING BUILDING

Property Features

Size: 13,380 sq.ft.

Office: 1,620 sq.ft.

Warehouse: 11,760 sq.ft.

Loading: 1- 20' x 20' Drive In (Front)
1- 8' x 8' Drive In (Rear)
1- 18' x 18' Drive In (Side)

Ceiling: 24' Clear

Crane: 2 x 10 Ton

Hook Height: 17'6"

Asking Rate: Market

Op Costs: \$5.02/sq.ft. (2026)

Power: 600 Amp (TBV)
3 Phase, 208 Volt

Zoning: I-G Industrial General

Features: Make up air
Clear span
Heavy power
Fenced yard
Yard crane available
Ideal for fabrication
6 offices/reception

Possession: December 1, 2026

Mike Blayney - Associate Broker
mike@cmsrealestateltd.com
403-969-7355



CMS Real Estate Ltd.

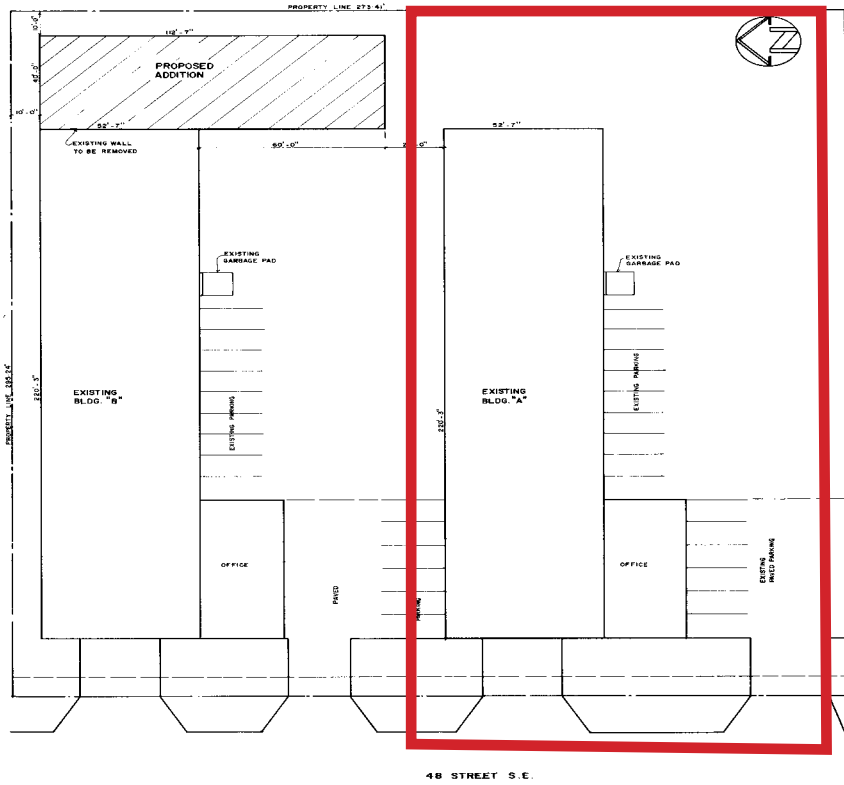
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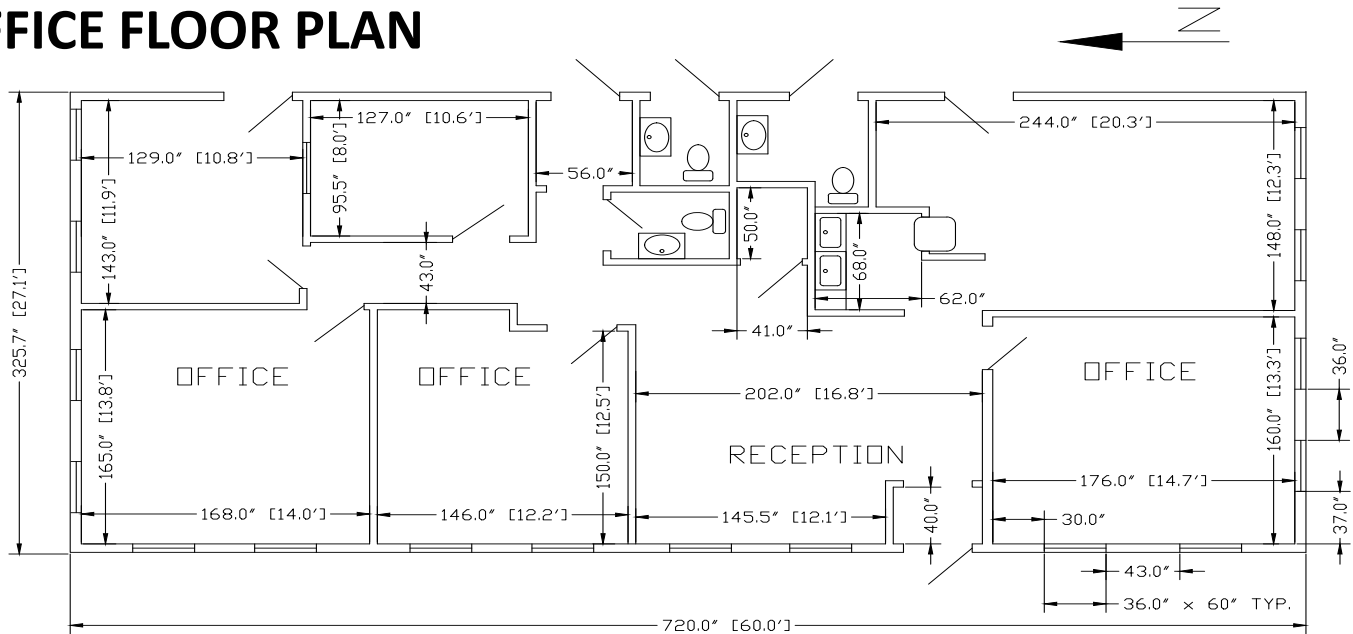
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SITE PLAN



OFFICE FLOOR PLAN



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PHOTOS



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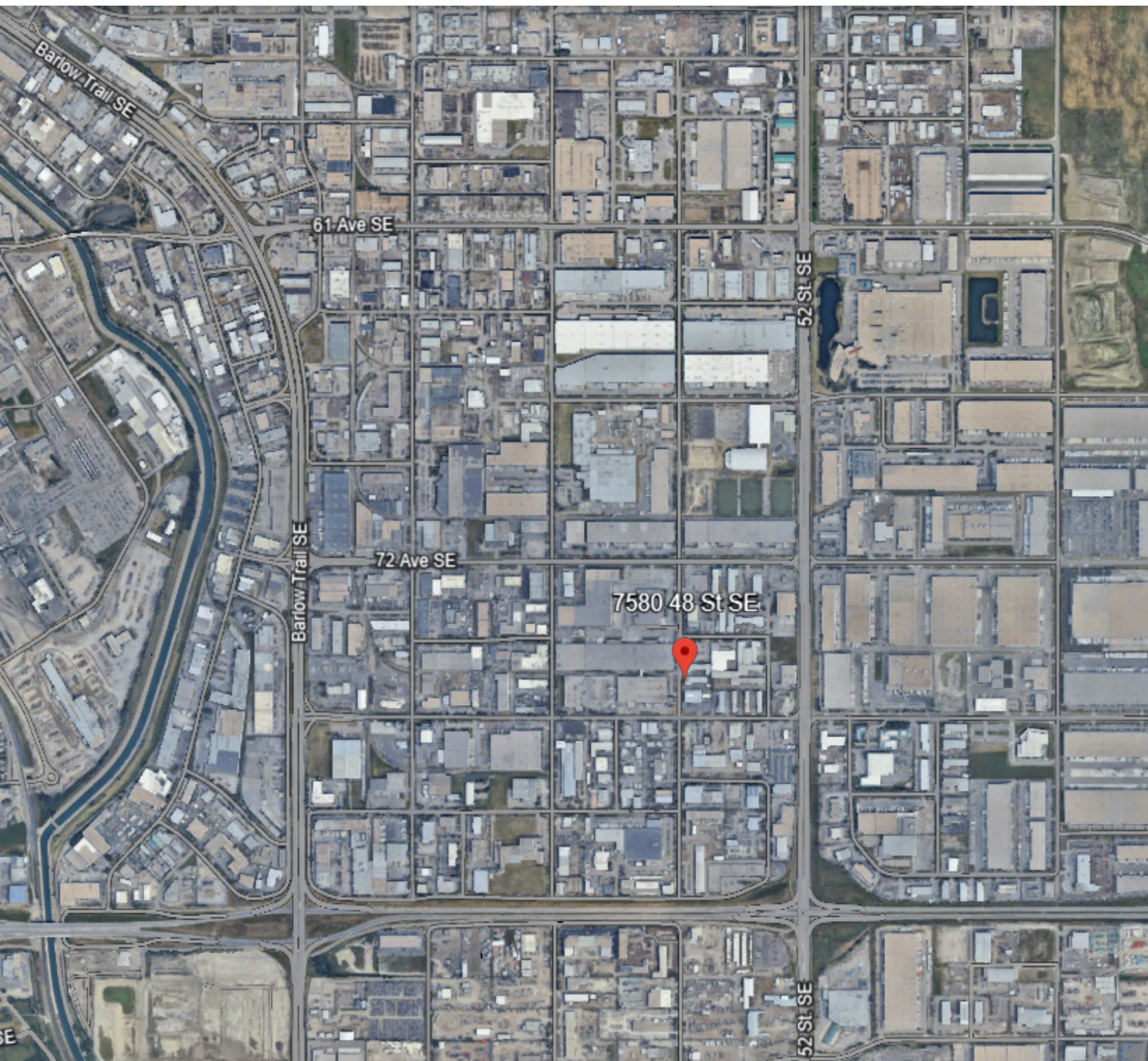
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LOCATION



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