UNCONDITIONALLY LEASED

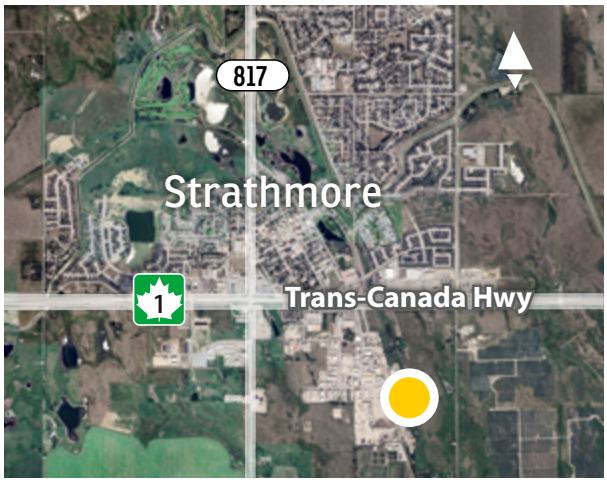
6,648 sf
Shop + Office + Storage

~2 ac
Shared Secure Yard

DRIVE-THRU SERVICE SHOP & SHARED YARD IN STRATHMORE FOR LEASE

48F Slater Road
Strathmore, AB

- 6 (15' x 16') drive-ins
- 200A, power
- Secure fenced yard (shared)



FOR MORE INFORMATION OR TO VIEW, PLEASE CONTACT:

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BARCLAY STREET REAL ESTATE
LOCAL EXPERTISE MATTERS

#not in my city

403-290-0178 • 200, 407 8 AVENUE SW, CALGARY, AB T2P 1E5
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PROPERTY FEATURES

- 2-acre shared, fully fenced and secure compacted gravel yard
- Six (15'w x 16'h) drive-in doors configured as three drive-thrus
- 20' ceilings (TBV)
- Trench drains

PROPERTY INFORMATION

ADDRESS:
48F Slater Road, Strathmore, AB

DISTRICT:
Spruce Park Light Industrial Park

ZONING: M1 – Light Industrial

AVAILABLE FOR LEASE:

~4,800 sq. ft.– warehouse
~1,848 sq. ft.– office+storage

Video Tour

TOTAL: 6,648 sq. ft.

YARD: 2 ac – shared.
Fenced, secure, compacted gravel

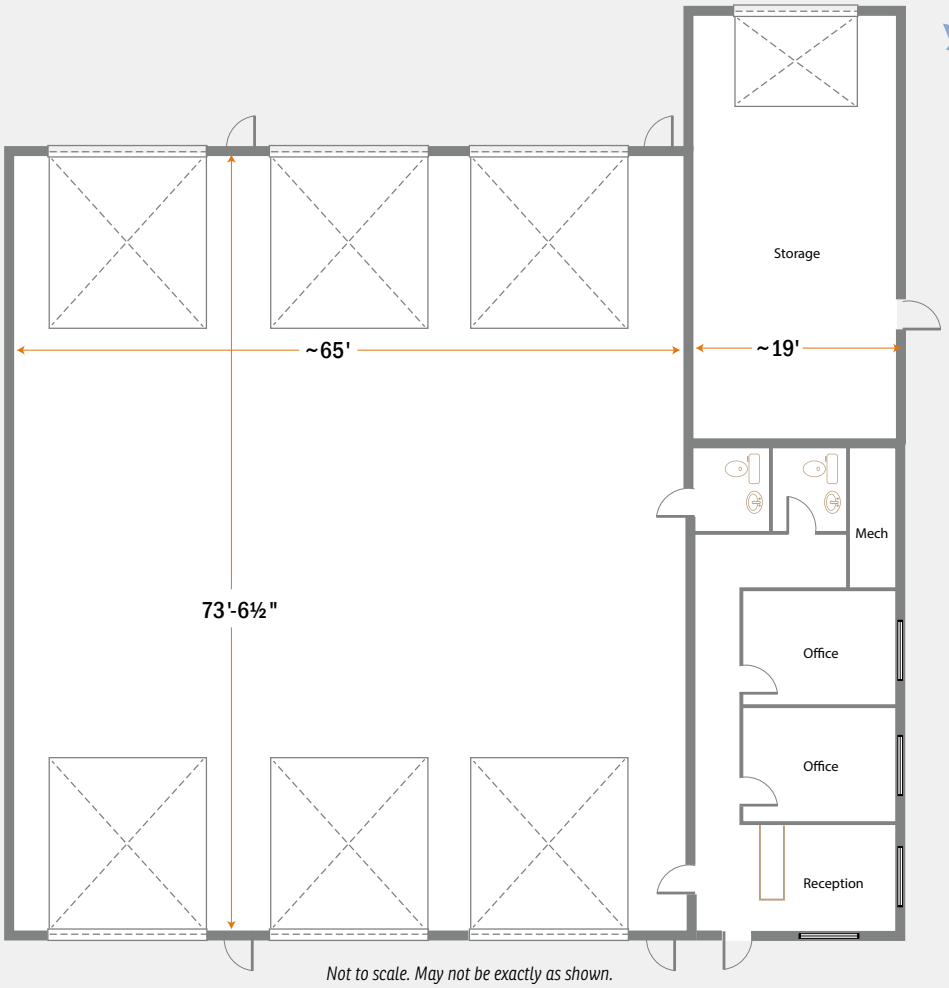
CEILING HEIGHT (CLEAR): 20' (TBV)

LOADING:
- 6 (15'w x 16'h) drive-in doors (three drive-thrus)
- 1 (10'w x 8'h) courier-height loading dock in the storage.

POWER: 200A (TBV)

HEATING: Radiant tube heaters

PARKING: Surface, random



Not to scale. May not be exactly as shown.

LEASE INFORMATION

AVAILABILITY: December 1, 2026 UNCONDITIONALLY LEASED

OP. COSTS AND TAXES:
$4.50 per sq. ft. (est.)

LEASE RATE:
$12.00 per sq. ft. (year 1), escalating thereafter throughout the lease term

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