



Ogden Business Centre

Unit 7 - 3201 Ogden Rd SE, Calgary, AB

Opportunity

Anthem is pleased to present a **48,409 sf** unit at 3201 Ogden Road SE, located in Calgary's Ogden Business Centre. This well-located property offers excellent access, prominent exposure along Ogden Road, a flexible office build-out, and a 28 foot clear ceiling height. It is ideal for a range of industrial users. The unit also features 9 loading dock doors and 12 flexible parking stalls.

This high-quality, newer-generation, multi-tenant distribution building is uniquely situated within the Alyth/Bonnybrook industrial district in Calgary's inner city and is just five minutes southeast of Calgary's downtown core.

Contact

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Features

Rentable Area

48,409 SF

Available

Immediately

Op Costs & Taxes

\$5.46 (2026 est.)

Clear Height

28'

Sprinklers

ESFR

Construction

Pre-cast construction panels

Forklift Charging

5 charging outlets

Power

200 amp, 3 phase, 347/600V

Zoning

I-G (Industrial General)

Parking Ratio

0.92 stalls / 1,000 SF

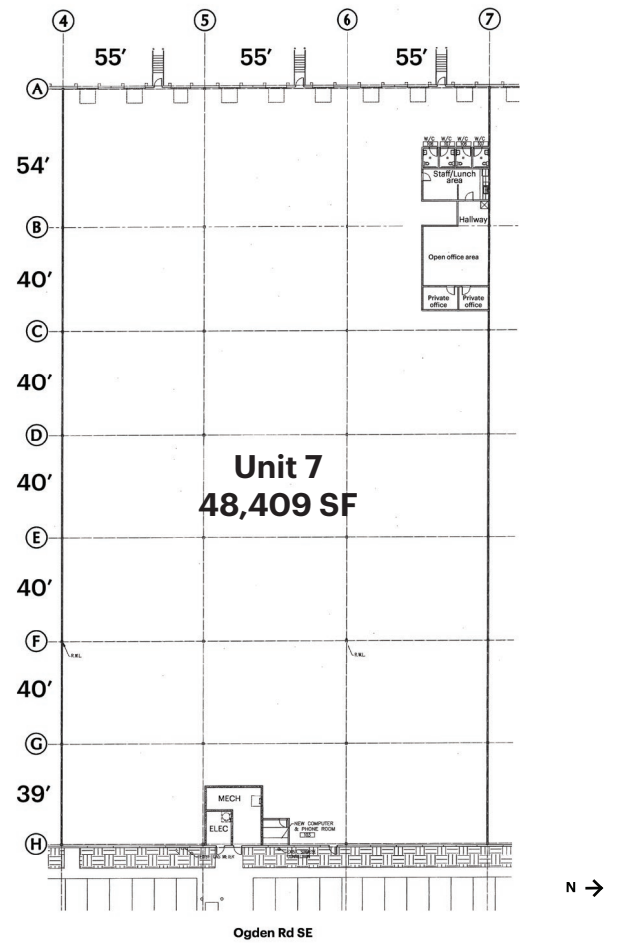
Loading

9 dock doors with hydraulic levelers

Flexible Vehicle Parking

12 stalls (behind truck court)

Site Plan



*This site plan is a representation for leasing purposes only and should not be relied upon for accuracy. It may not be exactly as shown.

