

FOR LEASE

Industrial Warehouse
Bay 18, 4420 - 75th Ave SE
Calgary, AB

Bay 18

Warehouse: 3,214 SF +/-

Occupancy: Immediate

Open warehouse with washroom.

Located two blocks east of Barlow Trail
and north of Glenmore Trail.



- One Drive In Loading Door (10'W x 14'H)
- Ceiling Height 17' Clear
- Base Rate: \$14.00/SF
- CAM (2025): \$7.81/SF (including utilities)
- Power: 200AMP
- Zoning: I-G (General Industrial)
- Occupancy: Immediate

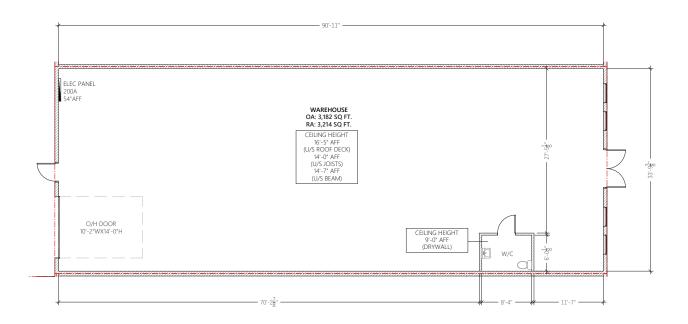




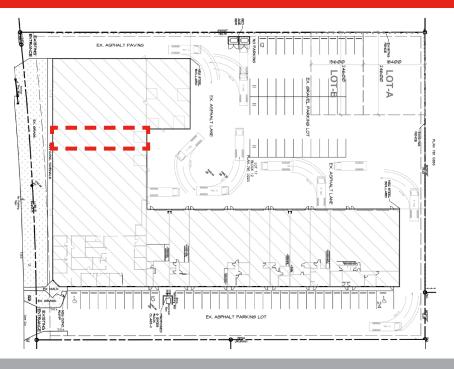
Daniel Goldstrom, Senior Associate, Partner, Director Cell: 403.809.8326 dgoldstrom@kdicommercial.com Steve Seiler, Senior Associate, Partner, Director Cell: 403.818.9837 sseiler@kdicommercial.com

FOR LEASE

Floor Plan



Site Plan

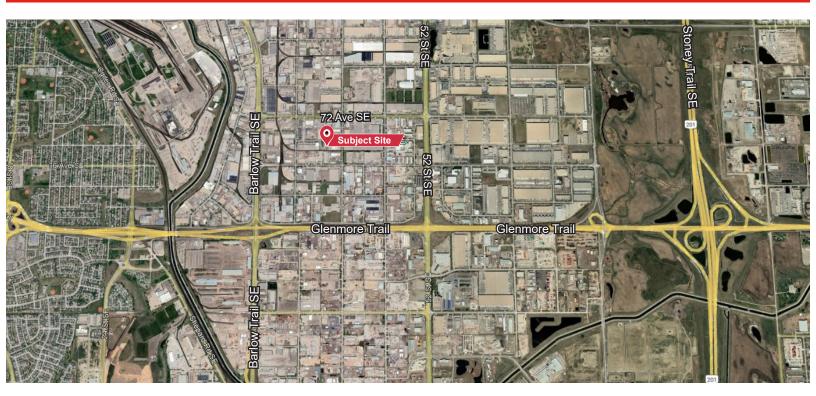




Daniel Goldstrom, Senior Associate, Partner, Director Cell: 403.809.8326 dgoldstrom@kdicommercial.com Steve Seiler, Senior Associate, Partner, Director Cell: 403.818.9837 sseiler@kdicommercial.com

FOR LEASE

Location







Daniel Goldstrom, Senior Associate, Partner, Director Cell: 403.809.8326 dgoldstrom@kdicommercial.com Steve Seiler, Senior Associate, Partner, Director Cell: 403.818.9837 sseiler@kdicommercial.com

This brochure is intended for information purposes only and should not be relied upon for accurate factual information by the recipients hereof. The information purpose information purposes only and should not be relied upon for accurate factual information by the recipients hereof. The information contained herein is based on information in the formation in the factual inc. sepresent line, represent a line, represent a support of warrant the information contained herein. Recipients hereof should conduct their own investigation to determine the accuracy of information contained herein. The information contained herein is subject to sharing with our notice. All right respectively the production of the contained herein is subject to sharing with the premission of KDI Commercial Inc. unless otherwise specifies