

Bay 18

Occupancy: Immediate

Warehouse: 3,214 SF +/-

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



**Bay 18, 4420-75th Ave SE
Calgary, AB**

WAREHOUSE
 OA: 3,182 SQ FT.
 RA: 3,214 SQ FT.

ELEC PANEL
 200A
 54" AFF

O/H DOOR
 10'-2" WX 14'-0" H

CEILING HEIGHT
 16'-5" AFF
 (U/S ROOF DECK)
 14'-0" AFF
 (U/S JOISTS)
 14'-7" AFF
 (U/S BEAM)

CEILING HEIGHT
 9'-0" AFF
 (DRYWALL)

W/C

Dimensions: 90'-11" (Total Length), 33'-0" (Total Width), 70'-2 7/8" (Main Area Length), 8'-4" (WC Length), 11'-7" (Main Area Width), 27'-5 1/2" (Main Area Width), 6'-0" (WC Width).

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FOR LEASE

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

Location



KDI
COMMERCIAL

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