

**Bay 15**

**Occupancy: July 1, 2023**

**Warehouse: 18,677 SF +/-**

Open warehouse with washroom.  
Located two blocks east of Barlow Trail and  
north of Glenmore Trail. Approved for food  
handling (pre-packaged low risk foods only).



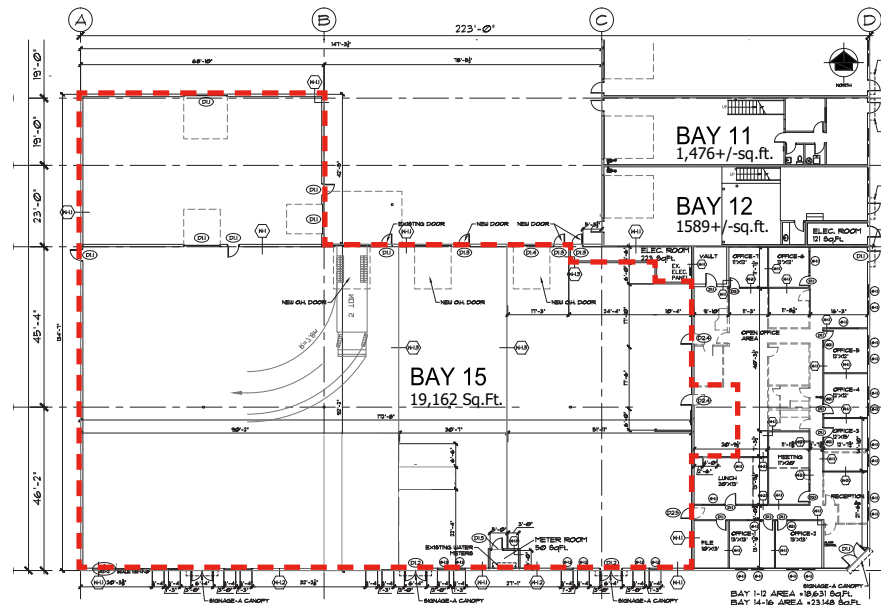
- Three drive-in doors
- One dock door
- Ceiling Height 17' Clear
- Base Rate: \$9.50/SF
- Terms: 5-10 Years
- Zoning: I-G (General Industrial)
- Op Costs: CAM \$2.50/SF  
Property Tax \$2.95/SF  
Total Op Costs \$5.45/SF



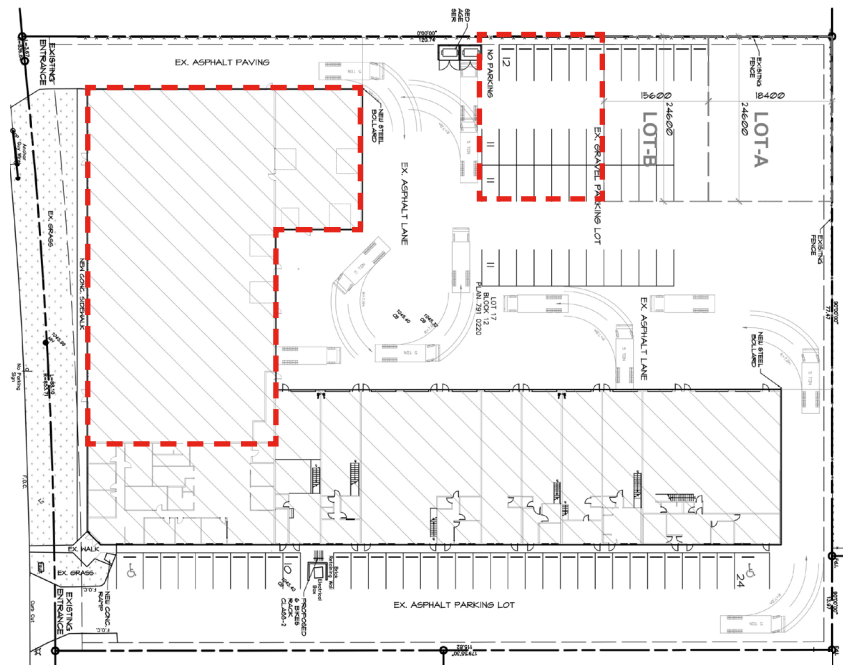
# FOR LEASE

Bay 15, 4420-75th Ave SE  
Calgary, AB

## Floor Plan



## Site Plan



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## Location



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