



REAL ESTATE SERVICES

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For Lease

Industrial Office/Warehouse
1,491 SF +/-

Bay 5, 4420 75th Avenue SE
Calgary, AB



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Property Highlights

1,491 SF Warehouse With Washroom

400 SF +/- of Office Space

One (12'x14') Drive-in Door

Op Costs: CAM	\$2.50/SF
Property Tax:	\$2.95/SF
Total Op Costs:	\$5.45/SF

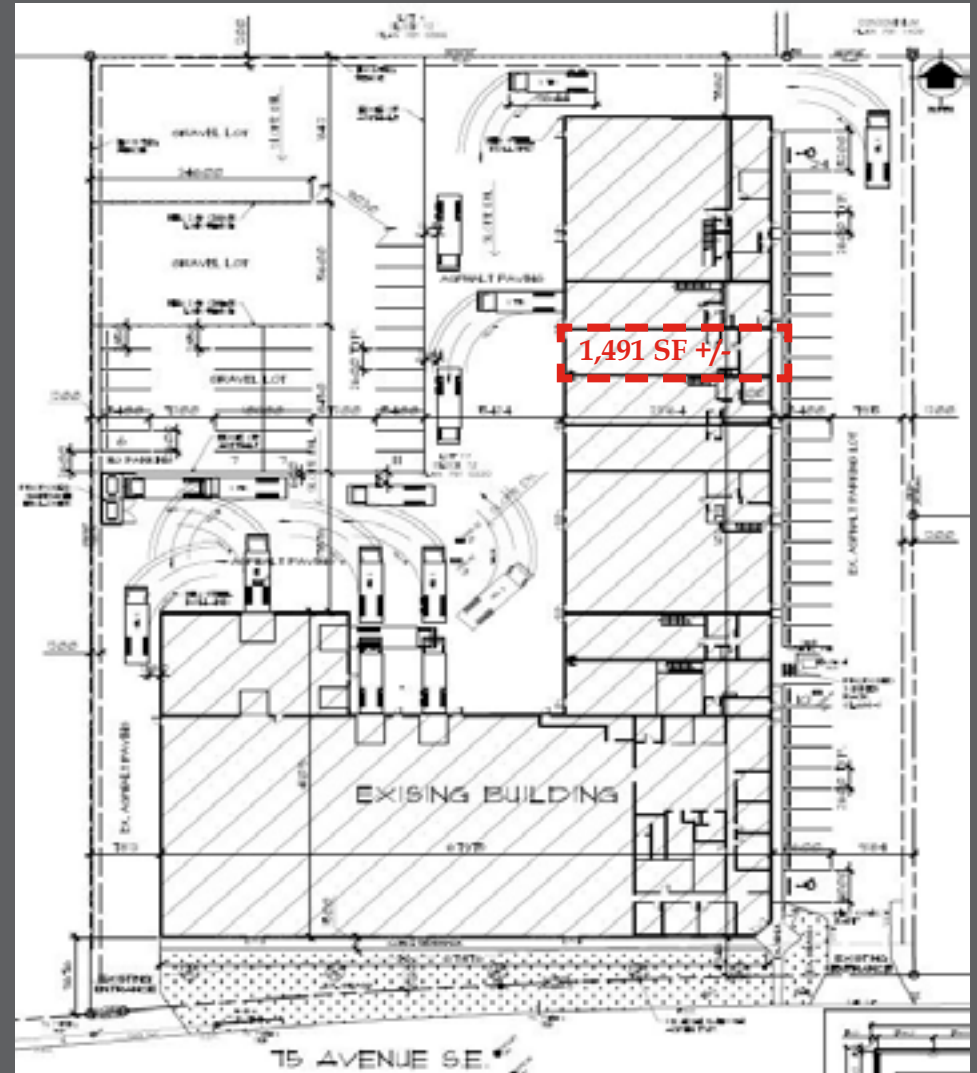
Base Rate: \$14.00 /SF

Term: 3-5 Years

Zoning: I-G (General Industrial)

Two Blocks East of Barlow Trail and North of Glenmore Trail

Site Plan

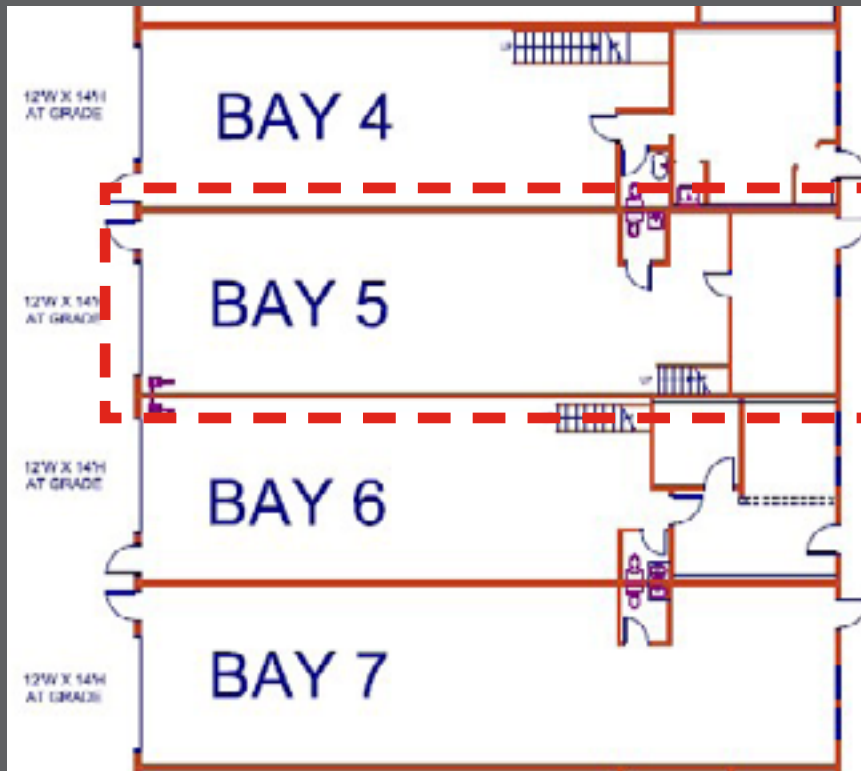


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Floor Plan



Property Location

