

## Bays 1-3

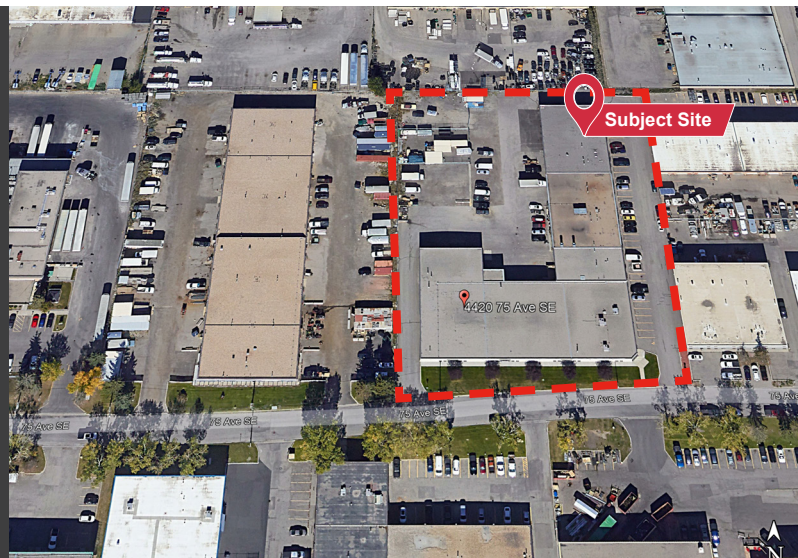
Office: 800 SF +/-  
Warehouse: 4,350 SF +/-  
Total: 5,150 SF +/-

## Occupancy: Negotiable

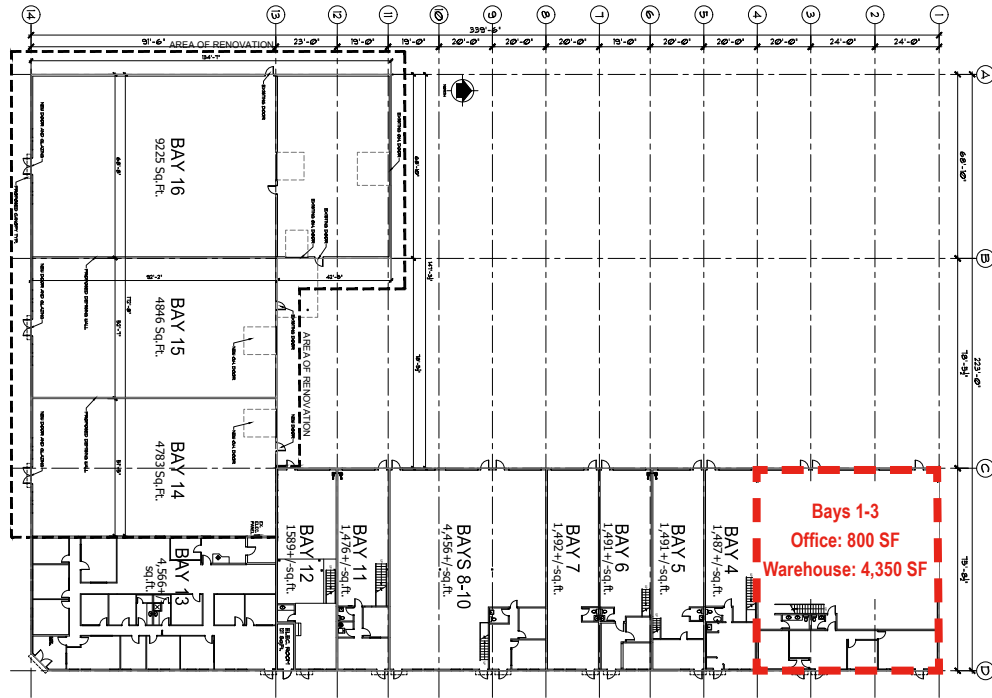
Functional office build out with 3 offices and large reception/showroom.  
Additional washroom in warehouse.  
Landlord will entertain new head lease.



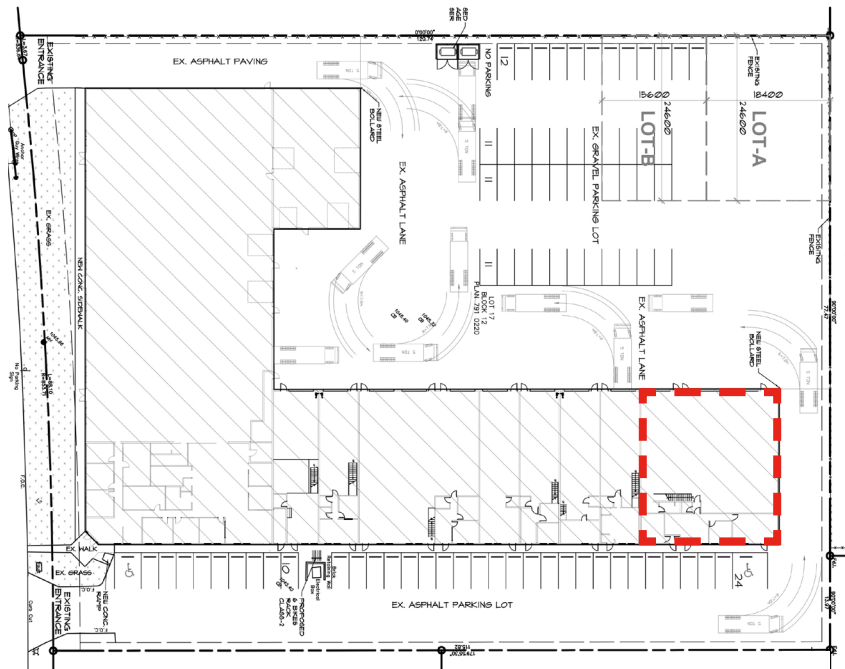
- Three Drive in Loading Doors (Two 10' x 14' & One 14' x 16')
- Ceiling Height 18' Clear
- Base Rate \$14.00/sf
- Zoning I-G (Industrial General)
- Sublease Expiry: July 31, 2025
- Op Costs: CAM \$2.50/SF  
Property Tax \$2.95/SF  
Total Op Costs \$5.45/SF



## Floor Plan



## Site Plan



REAL ESTATE SERVICES  
kdicommercial.com

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# FOR SUBLEASE

Bays 1-3, 4420-75th Ave SE  
Calgary, AB

## Location



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