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For Lease

Industrial Office/Warehouse 23,531 SF +/-

Bay 14, 4420 75th Avenue SE Calgary, AB



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Property Highlights

18,965 SF +/- Warehouse With Washroom

4,566 SF +/- of Office Space

Three Drive-in Doors and One Dock Door

20 Designated Parking Stalls

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

Base Rate: \$10.50/SF

Term: 5-10 Years

Zoning: I-G (General Industrial)

Occupancy: Feb/March 2023

Two Blocks East of Barlow Trail and North of Glenmore Trail

Approved for Food Handling (Pre-packaged low-risk foods only)

Site/Floor Plan



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Property Location





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