

Bay 14

Office: **1,421 SF +/-**
Warehouse: **6,146 SF +/-**
Total: **7,567 SF +/-**

Occupancy: 30 Days

Warehouse with separate mens & ladies washrooms and office with HVAC.
Will build to suit for tenant.



- One Drive In Loading Door (10'W x 12'6"H)
- Ceiling Height 14' Clear
- Base Rate: Market
- CAM (2026): \$7.81/SF (including utilities)
- Power: 200 AMP With 400 AMP Available
- Zoning: I-G (General Industrial)
- Occupancy: 30 Days



**Bay 14, 4420-75th Ave SE
Calgary, AB**

Bay 14
7,567 SF

MEZZANINE
OK: 4,955 SQ. FT.
RA: 4,601 SQ. FT.
CEILING HEIGHT: 9'-0" AFF.
25MA ACOUSTIC TILES

WAREHOUSE
OK: 6,005 SQ. FT.
RA: 6,146 SQ. FT.
CEILING HEIGHT:
10'-0" AFF.
(U/S ROOF DECK)
14'-0" AFF.
(U/S JOISTS)
14'-7" AFF.
(U/S BEAM)

CHIM. DOOR
10'-2" WIDE 6' H.

WATER
METER

3,180 SF
C/L

The site plan illustrates the proposed 100-unit townhome development at 75 Avenue. The building is a long, narrow structure with a red dashed line indicating a proposed extension. Key features include parking stalls, bollards, gas meters, and utility vaults. The site is bordered by adjacent lots and a fence line. A north arrow is located in the top left corner.

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FOR LEASE

Bay 14, 4420-75th Ave SE
Calgary, AB

Location



KDI
COMMERCIAL

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