

FOR LEASE

Industrial Warehouse
Bay 18, 4420 - 75th Ave SE
Calgary, AB

Bay 18

Warehouse: **3,111 SF** +/-

Occupancy: Immediate

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).



- One Drive In Loading Door (10'W x 14'H)
- Ceiling Height 17' Clear
- Base Rate: \$14.00/SF
- CAM Includes Utilities
- Zoning: I-G (General Industrial)
- Occupancy: Immediate
- Op Costs: CAM \$3.30/SF

Property Tax \$2.95/SF Total Op Costs \$6.25/SF





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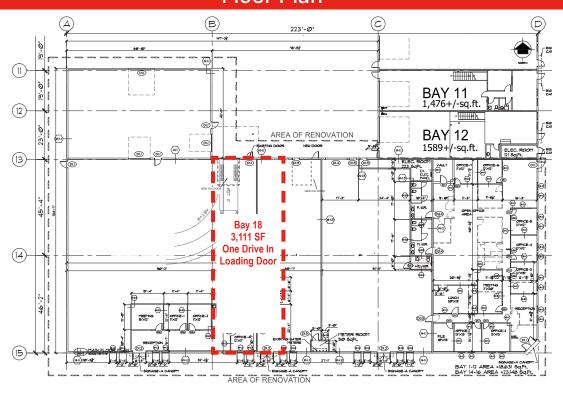
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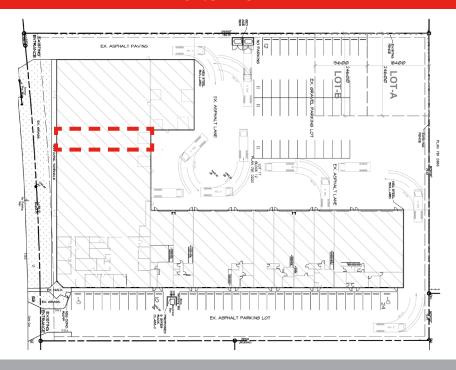
sseiler@kdicommercial.com

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Floor Plan



Site Plan

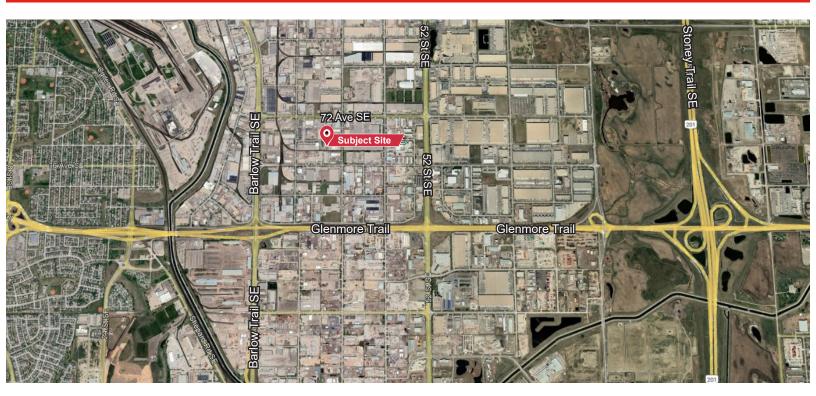




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Location







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