

Bay 18

Occupancy: Immediate

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

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





# FOR LEASE

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

## Location



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REAL ESTATE SERVICES  
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