

FOR LEASE

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

10645 - 74th Street SE, Unit 1120, Calgary, AB

7,500 square feet



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PROPERTY DETAILS

DISTRICT:

Point Trotter

LEGAL DESCRIPTION:

Condominium Plan 2010375, Unit 2

ZONING:

IG (Industrial General)

AVAILABLE AREA:

Main floor office: 1,498 sq. ft.

Shop: 6,002 sq. ft.

Total: 7,500 sq. ft.

NET LEASE RATE:

\$15.00 per sq. ft. per annum

OPERATING COSTS:

\$7.96 per sq. ft. per annum (for 2025)

YEAR BUILT:

2019

AVAILABLE:

Immediate

MECHANICAL:

2,400 cfm HRV unit

HEATING:

Radiant tube heaters and overhead unit heaters

CEILING HEIGHT:

24' clear

LOADING:

2 - 14' x 14' drive-in doors

POWER:

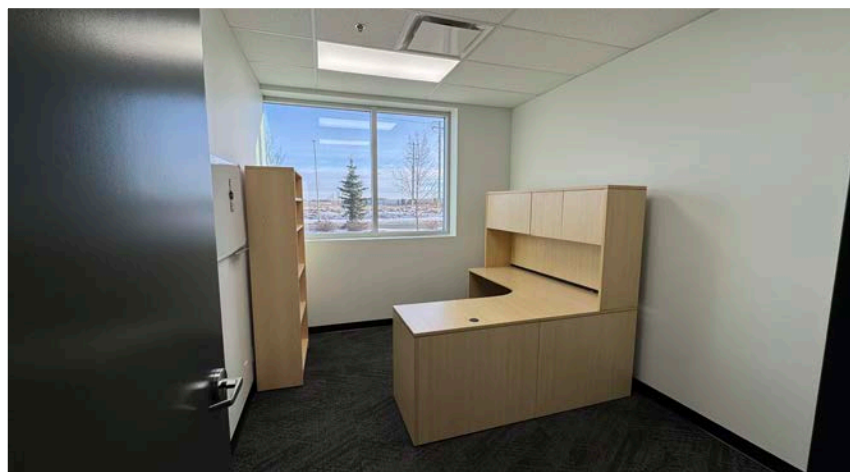
200 amp, 600 volt, 3 phase service

LIGHTING:

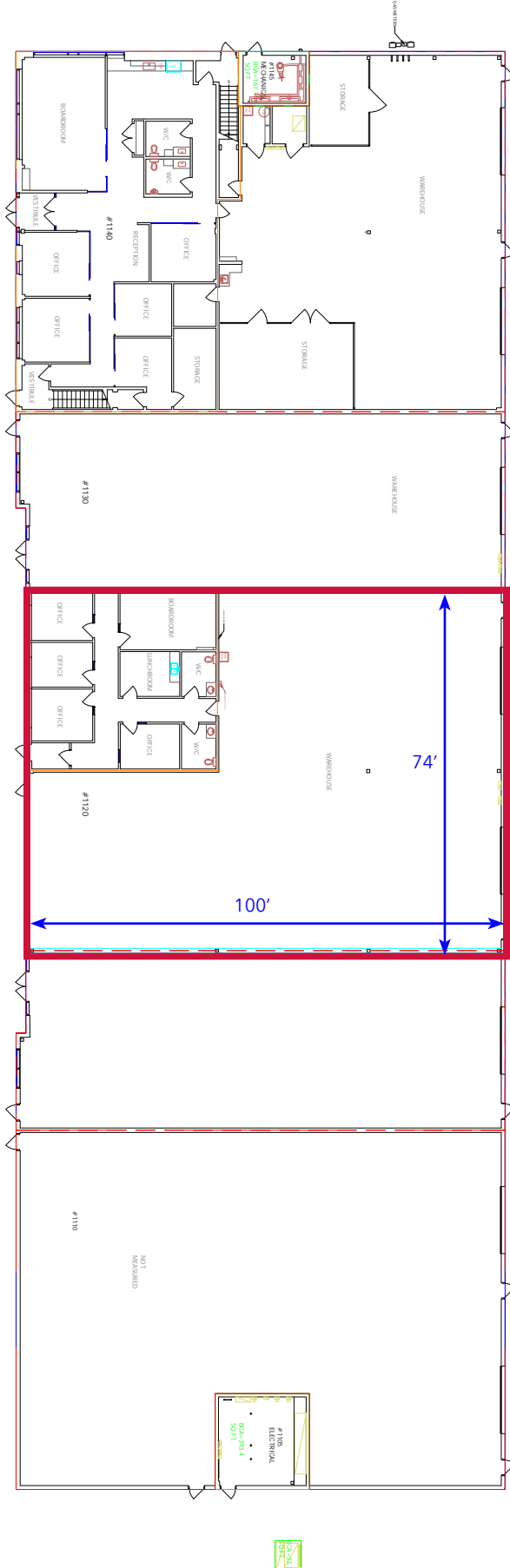
LED

COMMENTS:

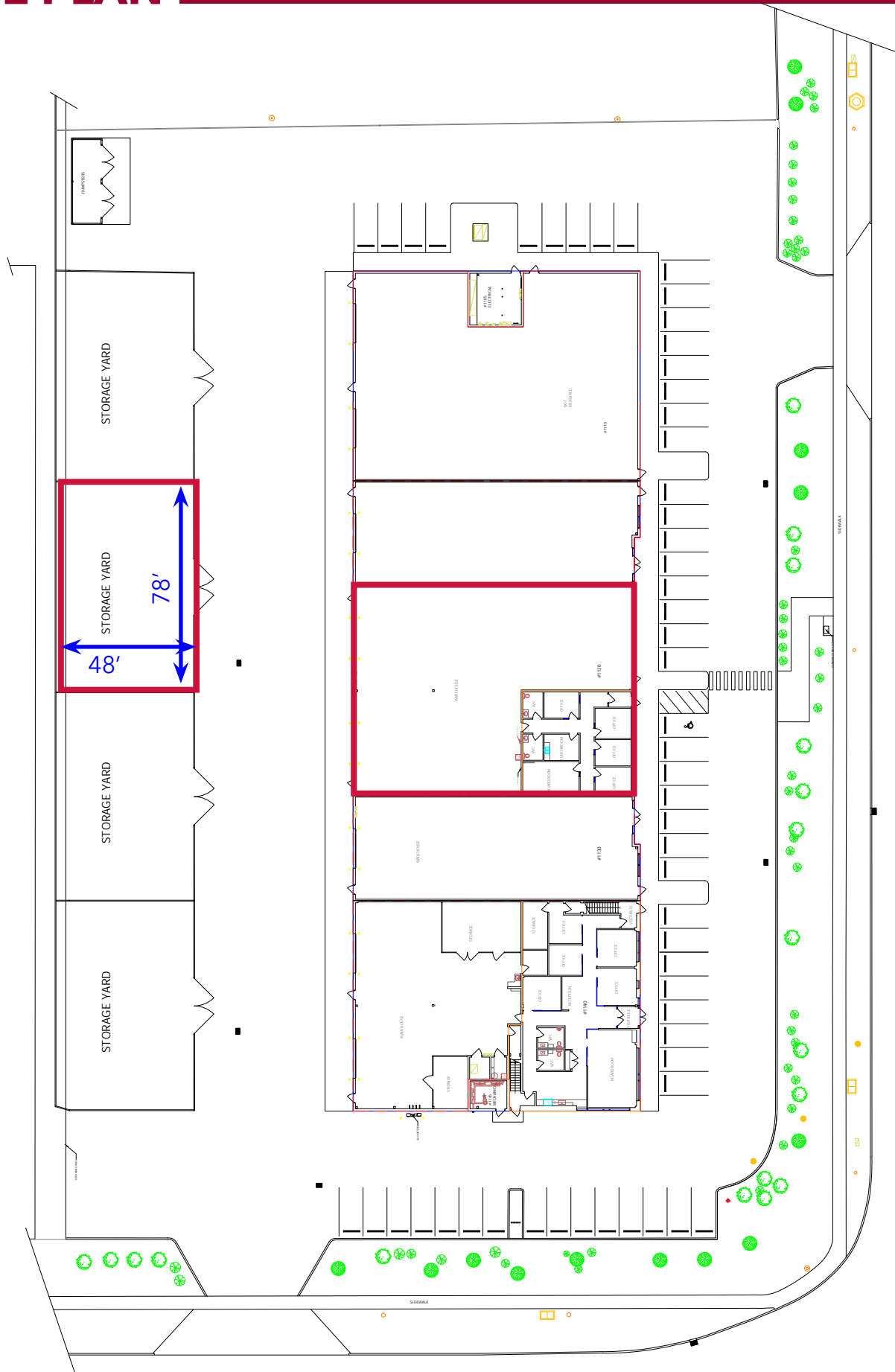
- » ESFR Sprinklered
- » 3,745 sq. ft. designated yard area
- » Recently Epoxied Shop floors
- » Quick access to Glenmore & Stoney Trail



FLOOR PLAN

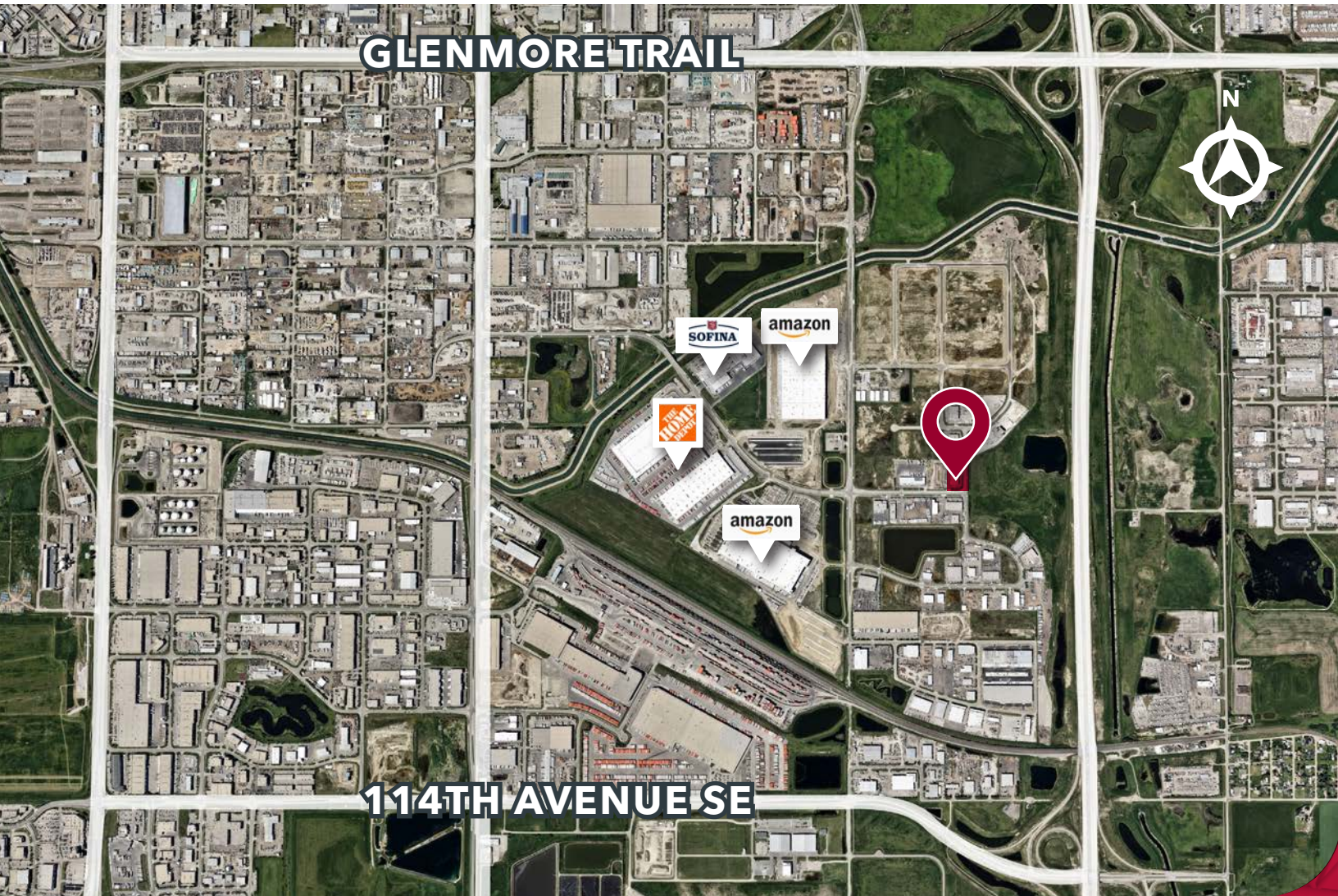


SITE PLAN



74 ST SE

LOCATION



CONTACT US



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