

Bay 14

Office: 4,601 SF +/-
Warehouse: 6,146 SF +/-
Total: 10,747 SF +/-

Occupancy: 30 Days

Warehouse with separate mens & ladies washrooms.
Office with HVAC, 7 private offices, boardroom, kitchen,
large bullpen area and second set of washrooms.
Will build to suit for Tenant.



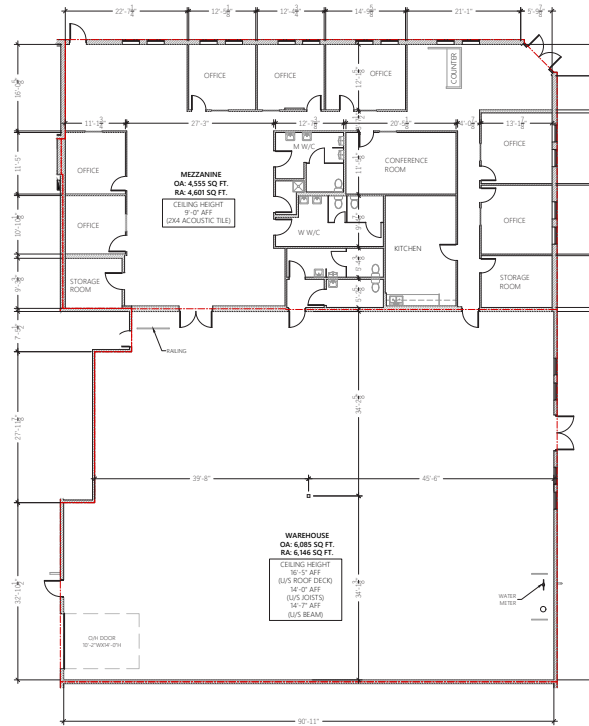
- One Drive In Loading Door (10'W x 12'6"H)
- Ceiling Height 14' Clear
- Base Rate: Market
- CAM (2026): \$7.81/SF (including utilities)
- Power: 200 AMP With 400 AMP Available
- Zoning: I-G (General Industrial)
- Occupancy: 30 Days



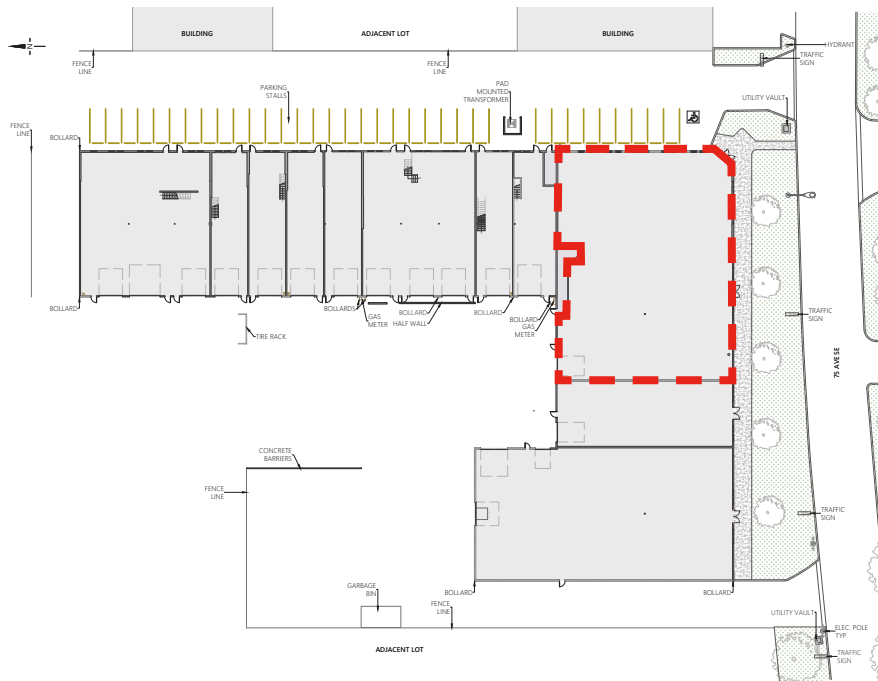
FOR LEASE

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

Floor Plan



Site Plan



KDI
COMMERCIAL

REAL ESTATE SERVICES
kdicommercial.com

Daniel Goldstrom,
Senior Associate, Partner, Director
Cell: 403.809.8326
dgoldstrom@kdicommercial.com

Steve Seiler,
Senior Associate, Partner, Director
Cell: 403.818.9837
sseiler@kdicommercial.com

This brochure is intended for information purposes only and should not be relied upon for accurate factual information by the recipients hereof. The information contained herein is based on information which KDI Commercial Inc. deems reliable. However KDI Commercial Inc. assumes no responsibility for the degree of accuracy of such information, nor does KDI Commercial Inc. represent or warrant the information contained herein. Recipients hereof should conduct their own investigation to determine the accuracy of information contained herein. The information contained herein is subject to change without notice. All rights reserved. No reproduction, distribution, or transmission of the copyright materials at this site is permitted without the written permission of KDI Commercial Inc. unless otherwise specified.

FOR LEASE

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

Location



KDI
COMMERCIAL

REAL ESTATE SERVICES
kdicommercial.com

Daniel Goldstrom,
Senior Associate, Partner, Director
Cell: 403.809.8326
dgoldstrom@kdicommercial.com

Steve Seiler,
Senior Associate, Partner, Director
Cell: 403.818.9837
sseiler@kdicommercial.com

This brochure is intended for information purposes only and should not be relied upon for accurate factual information by the recipients hereof. The information contained herein is based on information which KDI Commercial Inc. deems reliable. However KDI Commercial Inc. assumes no responsibility for the degree of accuracy of such information, nor does KDI Commercial Inc. represent or warrant the information contained herein. Recipients hereof should conduct their own investigation to determine the accuracy of information contained herein. The information contained herein is subject to change without notice. All rights reserved. No reproduction, distribution, or transmission of the copyright materials at this site is permitted without the written permission of KDI Commercial Inc. unless otherwise specified.