

REDUCED RATES

± 5,599 SF INDUSTRIAL BAY WITH DRIVE-IN LOADING

// Corner Unit with Excellent Exposure to Barlow Trail SE



FOR LEASE

4041 74 Avenue SE, Units 11-12, Calgary, AB

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PROPERTY DETAILS



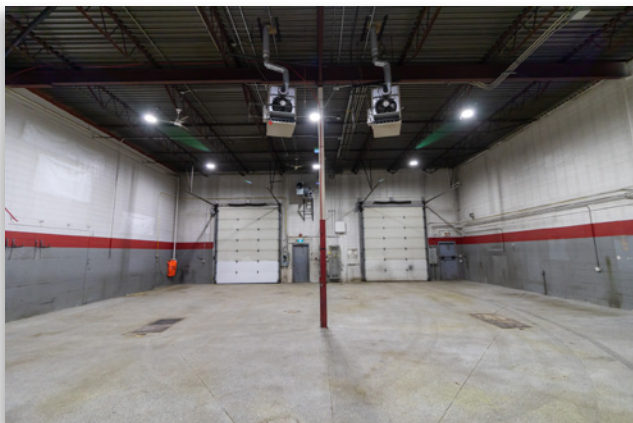
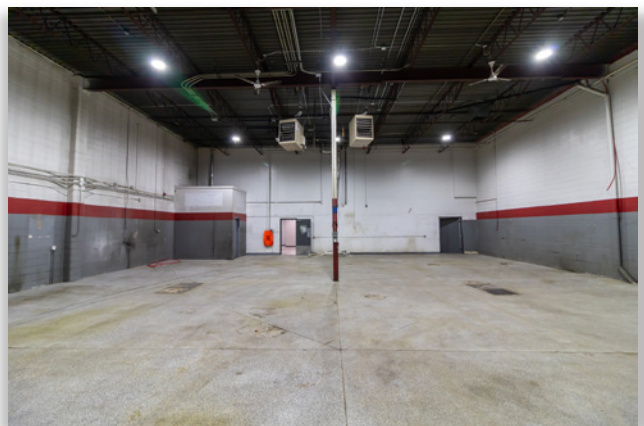
PROPERTY OVERVIEW

District:	Foothills Industrial
Zoning:	I-G (Industrial General)
Square Footage Breakdown:	
Office:	± 2,240 SF
Warehouse	± 3,359 SF
Total:	± 5,599 SF
Optional Second Floor Office:	± 2,500 SF (30-60 days notice)
Clear Height:	20' (TBV)
Loading:	2 Drive-in (12' w x 14' h)
Power:	100 Amps (TBV)
Lease Rate:	Reduced Rates \$14.50 PSF \$13.50 PSF
Op's Costs (Est. 2026):	\$6.21 PSF <i>* Water and sewage costs are included in Op. Costs</i>
Est. Monthly Rent:	\$9,200 + Utilities
Availability:	Immediate

PROPERTY OVERVIEW

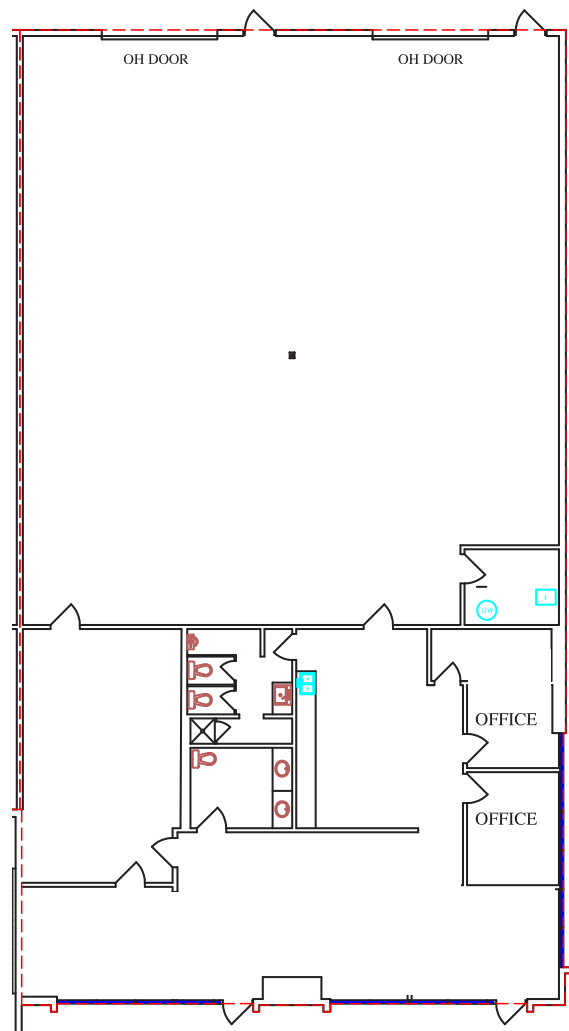
- Excellent corner unit with direct exposure onto Barlow Trail SE
- Office area includes front reception/showroom, 2 private offices, open concept area, kitchenette area and two washrooms
- Wide warehouse area, which includes two drive-in doors
- Optional ± 2,500 SF second floor office available with 30 - 60 days notice
- 6 reserved parking stalls
- Direct exposure to Barlow Trail NE
- Close proximity to Glenmore Trail SE, Deerfoot Trail SE and Stoney Trail SE

PICTURES

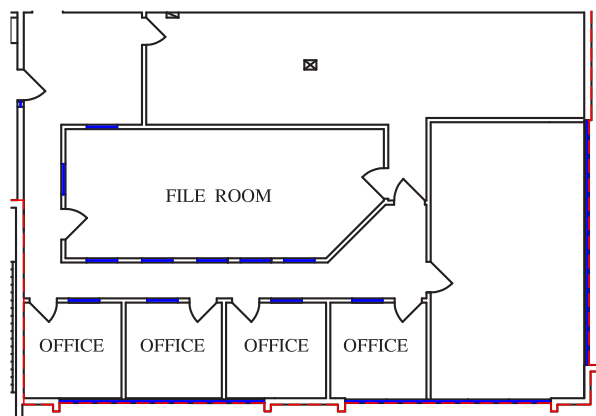


FLOOR PLAN

Units 11 - 12
(± 5,599 SF)



Optional Second Floor
(± 2,500 SF)



While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.

LOCATION



Drive Times

Deerfoot Trail SE	6 minutes
Stoney Trail SE:	8 minutes
Downtown Calgary:	13 minutes

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