

FOR LEASE



10645 - 74th Street SE, Unit 1130, Calgary, AB

3,784 square feet



Drive-in
Loading



Quick Access to
Glenmore & Stoney Trail

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PROPERTY DETAILS

DISTRICT:

Point Trotter

LEGAL DESCRIPTION:

Condominium Plan 2010375, Unit 3

ZONING:

IG (Industrial General)

AVAILABLE AREA:

3,784 sq. ft.

NET LEASE RATE:

\$16.95 per sq. ft. per annum

OPERATING COSTS:

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

YEAR BUILT:

2019

AVAILABLE:

Immediately

HEATING:

Radiant tube and overhead unit heaters

CEILING HEIGHT:

24' clear

LOADING:

1 - 14' x 14' drive-in door

POWER:

100 amp, 600 Volt, 3 phase service

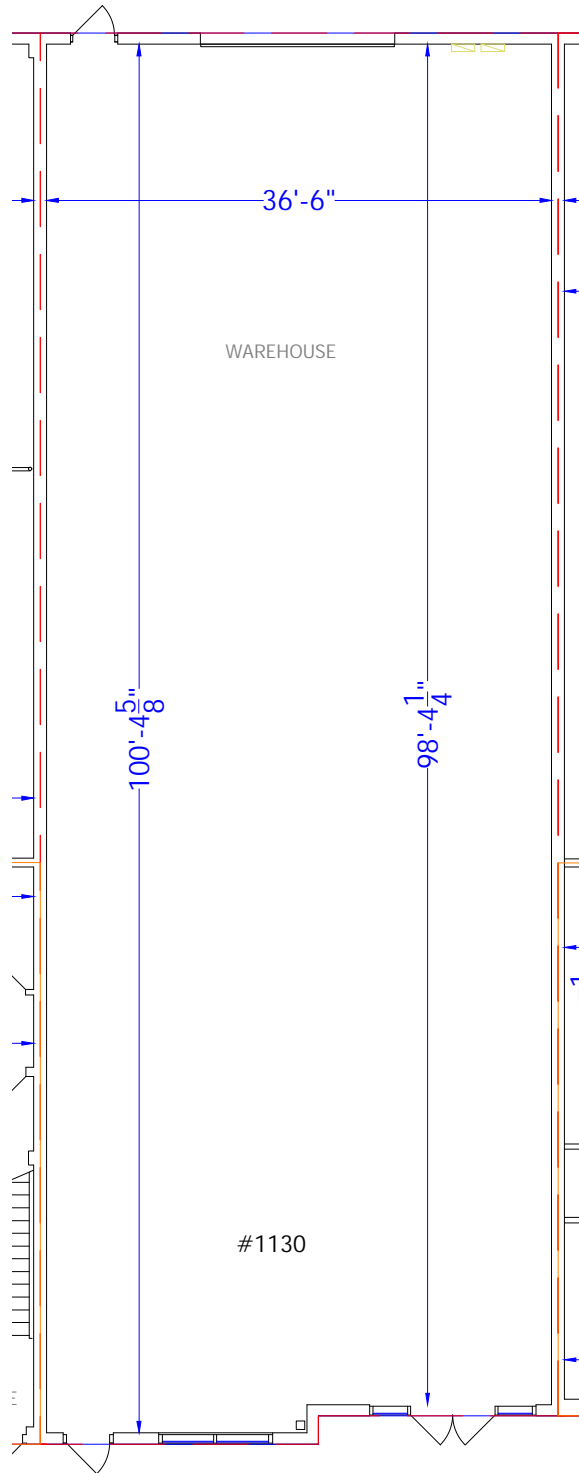
LIGHTING:

LED

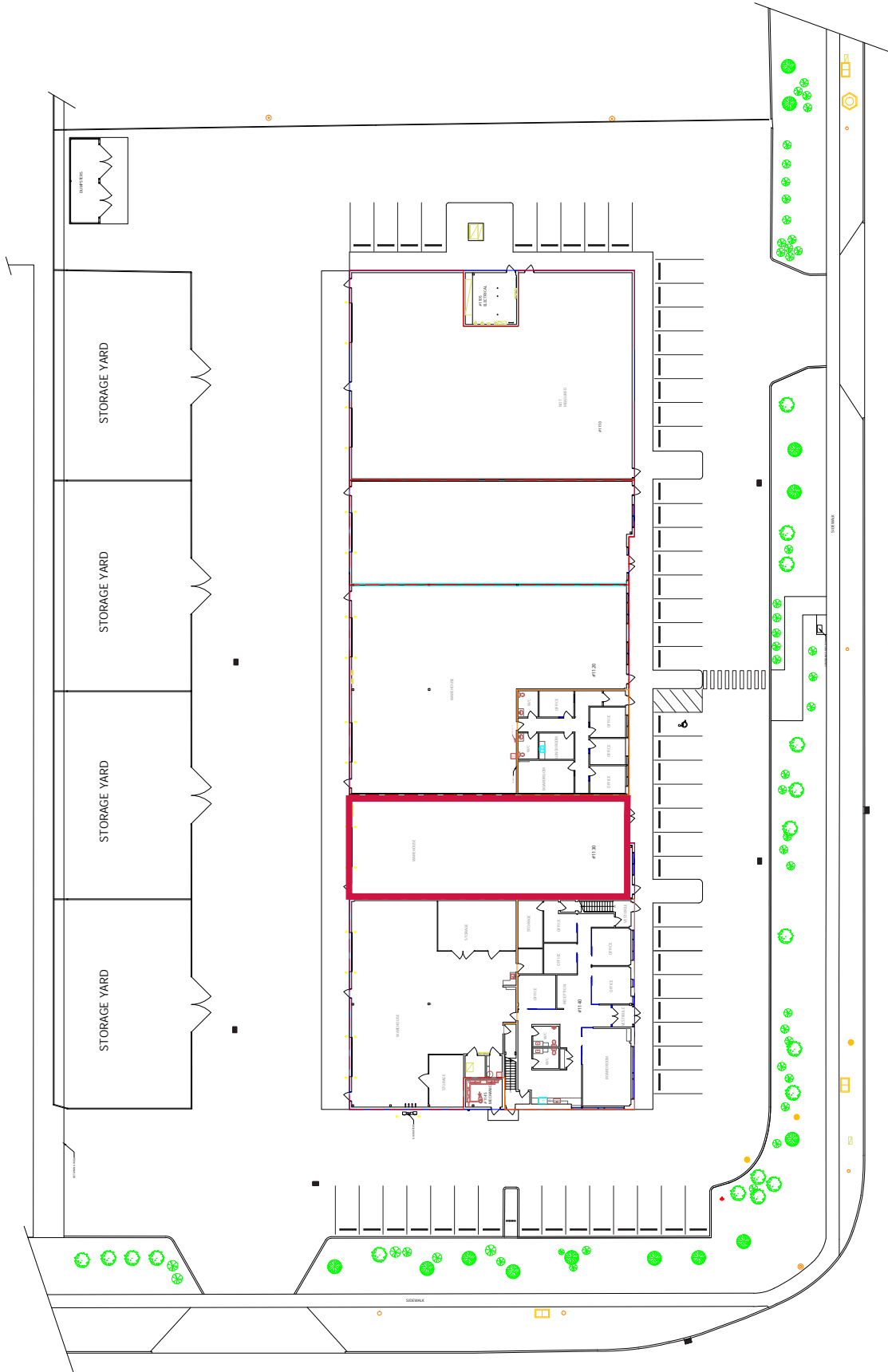
**COMMENTS:**

- » Yard area available
- » Office Build-out available
- » ESFR Sprinklered
- » Quick access to Glenmore & Stoney Trail

FLOOR PLAN



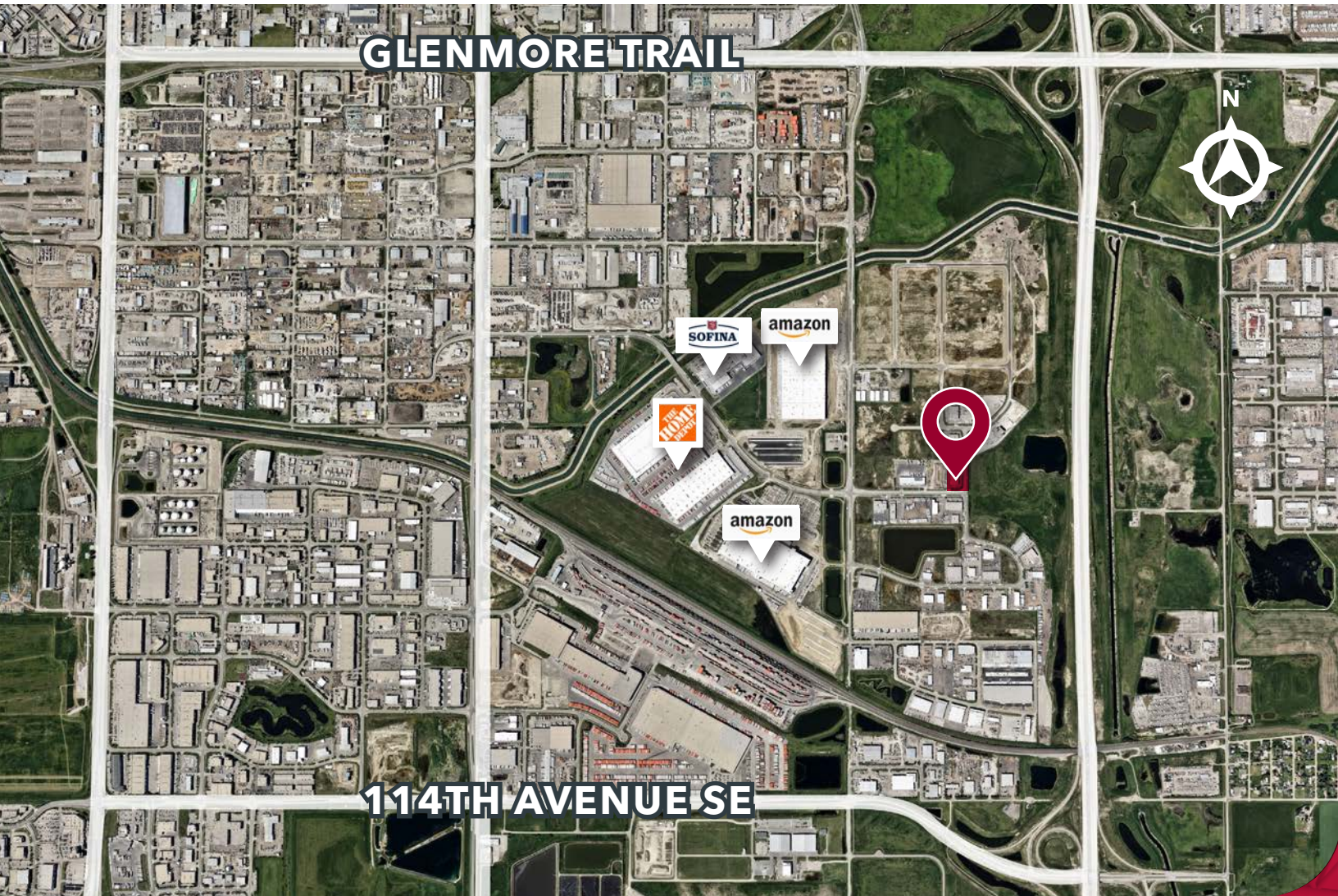
SITE PLAN



106 AVENUE SE

74 ST SE

LOCATION



CONTACT US



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