

4027-7th Street SE

Calgary, Alberta



Industrial Leasing Opportunity



Ronmor Developers Inc.
Suite 250
5920 - 1A Street SW
Calgary, Alberta T2H 0G3

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PROPERTY OVERVIEW

-  Central and convenient location in Highfield Industrial Park
-  Fully sprinklered building
-  Ideal for storage uses
-  Surface and street parking available
-  Easily accessible via MacLeod and Glenmore Trails
-  IG zoning

Lease Details

- Landlord's Legal Name:** Hampton Development Ltd.
- Rentable Area & Availability:** Unit 103 | 12,522 SF - Immediate
Unit 115 | 7,250 SF - Immediate
- Annual Operating Costs:** ±\$9.36 PSF (*Unit 103 has additional gas meter*)
- Term:** Flexible; short-term available
- Loading:** Unit 103 | 1 dock door + 1 side man door
Unit 115 | 2 dock doors
- Parking:** Unit 103 | 5 reserved stalls
Unit 115 | 3 reserved stalls
- Ceiling Height & Power:** 19' clear to underside of joist | 100 amps (TBV)



LOCATION

4027 - 7th Street SE | Calgary, Alberta



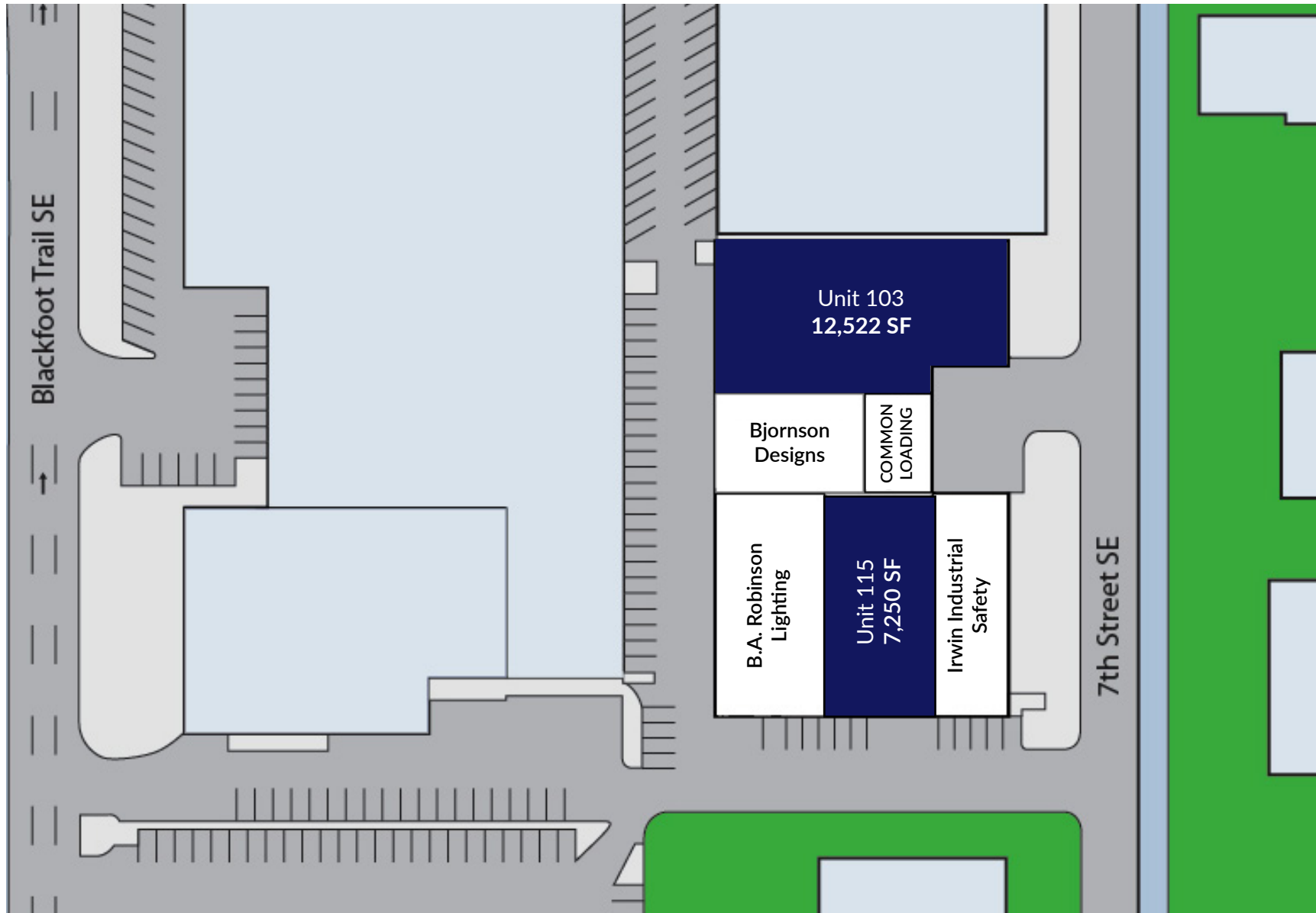
Nearby Businesses

- 1 Coco Brooks
- 2 Bank of Montreal
- 3 General Motors
- 4 Stage West Theatre
- 5 Cash Casino
- 6 Circle K

Also in the Area

CF Chinook Centre
Southland Transportation
Ronmor Business Centre

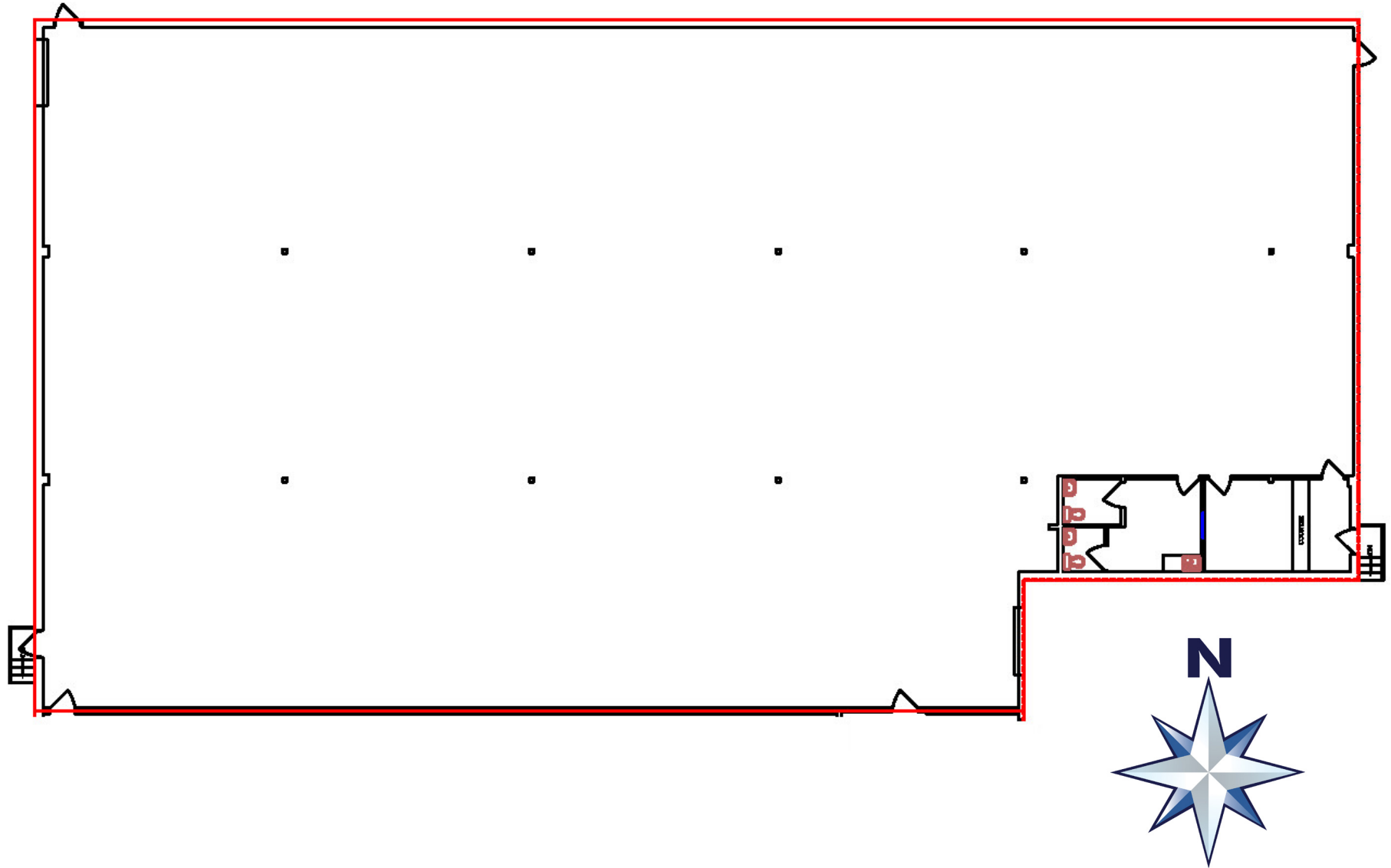
SITE PLAN



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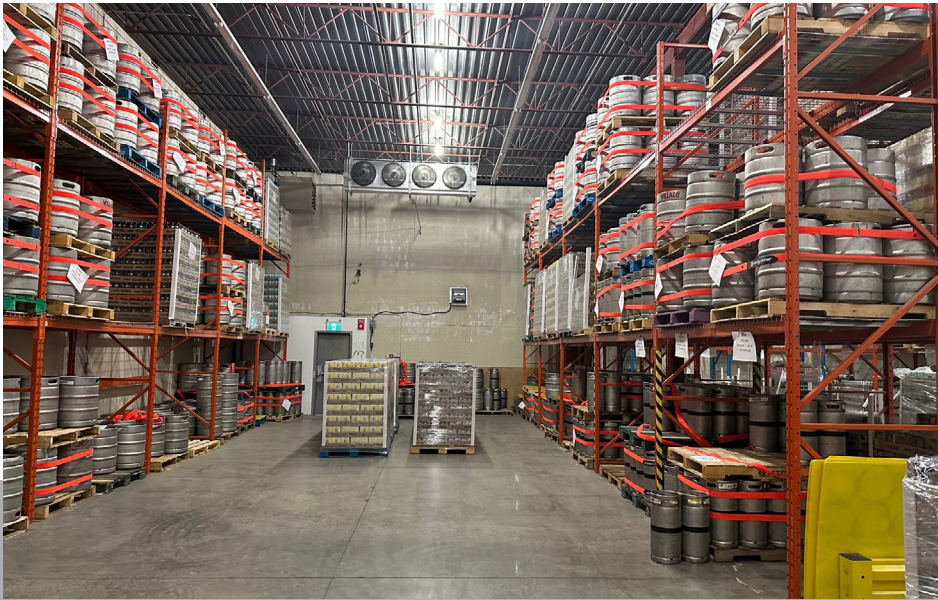
FLOOR PLAN

Unit 103 | 12,522 SF



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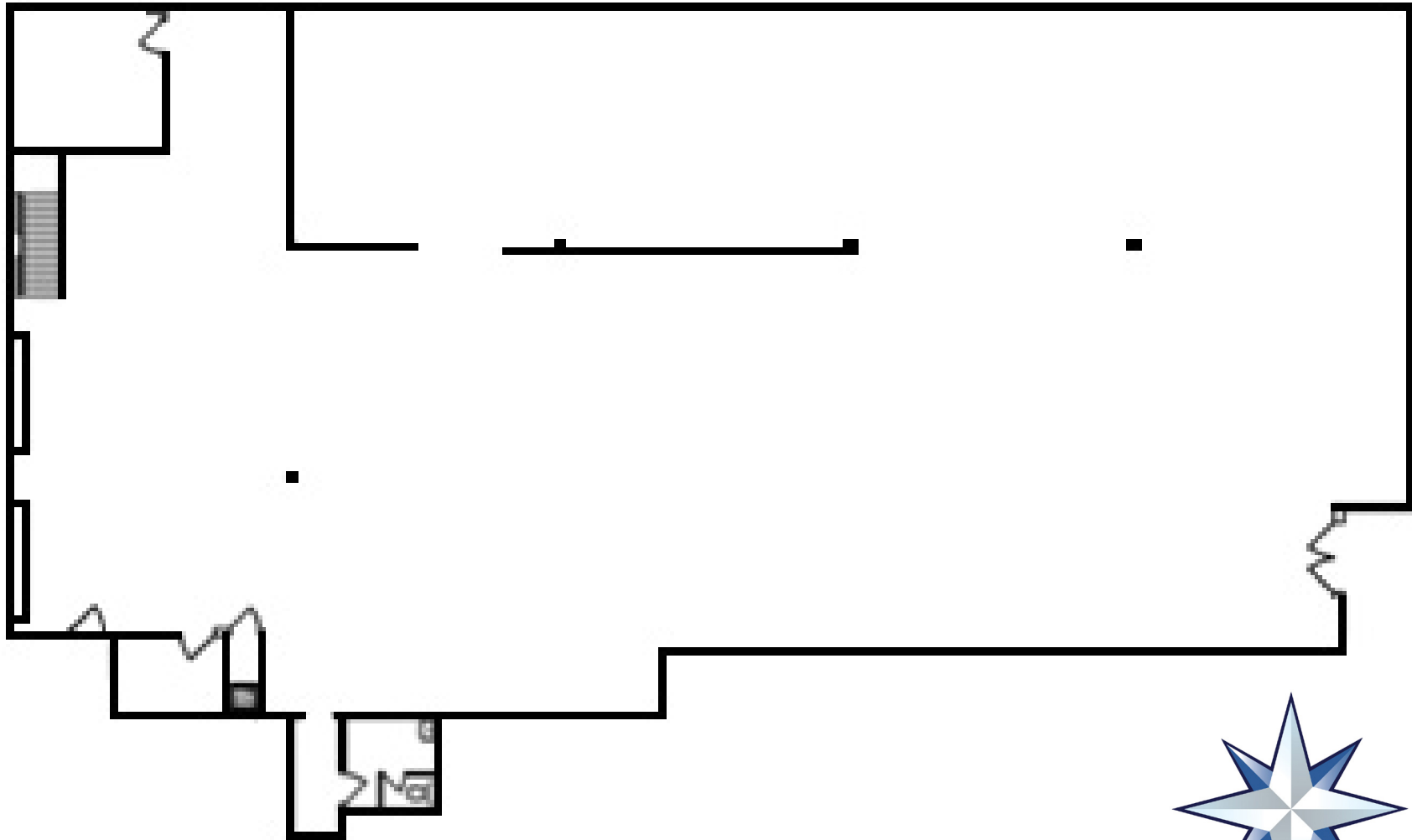
PHOTOS | UNIT 103



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FLOOR PLAN

Unit 115 | 7,250 SF



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PHOTOS | UNIT 115



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IDEAL USES



Light Manufacturing



Warehouse Storage



Food / Beverage Storage



Specialty Food Sales / Distribution

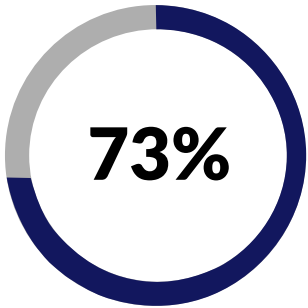
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DEMOGRAPHICS

	Aggregation	1 km Radius	3 km Radius	5 km Radius
Total Population	Sum	729	36,182	162,142
Daytime Population	Sum	11,309	130,325	463,213
Total Households	Sum	382	19,350	82,156



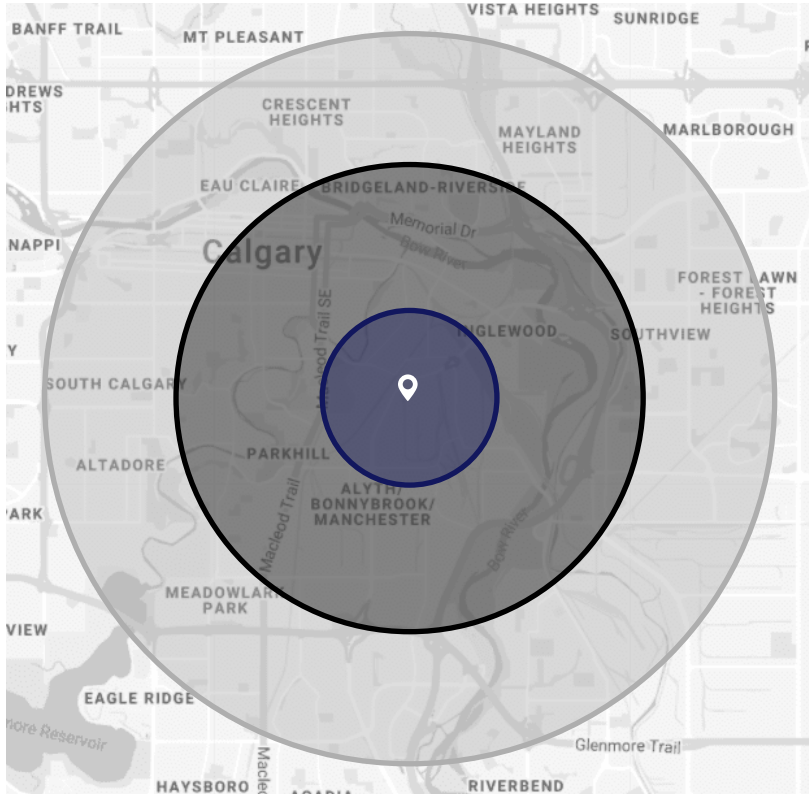
Median age
36 years old



Employment Rate
within 1 km radius



Median Household Income
\$114,643



1 km Radius 3 km Radius 5 km Radius



Primary age group suitability
22-37
year olds



MOST of the population in the surrounding area have white collar professions