

The Colliers logo, featuring the word "Colliers" in white serif font on a dark blue rectangular background with a thin yellow and red horizontal stripe at the bottom.

Colliers

A photograph of a long, single-story industrial building with a grey metal roof and white brick lower walls. A blue rectangular box highlights a section of the building. The foreground shows a paved parking lot with yellow markings. The background includes trees and a clear sky.

7024 & 7026 – 30th Street SE

10,146 SF office/warehouse
space for sublease

Evan Truman, CCIM

Senior Vice President | Partner
403 215 7252
evan.truman@colliers.com

Patrick Sailer

Vice President
403 538 2525
patrick.sailer@colliers.com

Jason Isfeld

Associate
403 681 2632
jason.isfeld@colliers.com

Michael Massing, SIOR

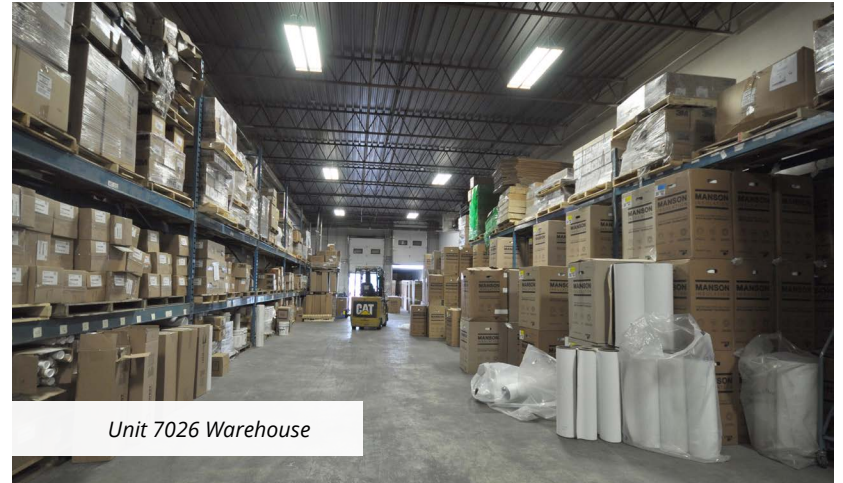
Vice President
403 298 0404
michael.massing@colliers.com

330, 115 Quarry Park Road SE
Calgary, AB T2C 5G9
collierscanada.com/calgary

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Property Details

District	Foothills
Zoning	Industrial General (I-G)
Office Area	±2,016 SF
Warehouse Area	±8,130 SF
Total Area	±10,146 SF
Bonus Mezzanine	±335 SF (no cost)
Clear Height	18'3" clear
Loading	1 (8' x 8') dock door with leveler 1 (8' x 10') dock door with leveler 1 (12' x 14') dock door with 40,000 lb ramp
Power	300 amp (TBV)
Op Costs (2026)	\$8.36 PSF
Sublease Rate	\$10.75 PSF
Sublease Expiry	September 30, 2027
Available	Negotiable



Unit 7026 Warehouse



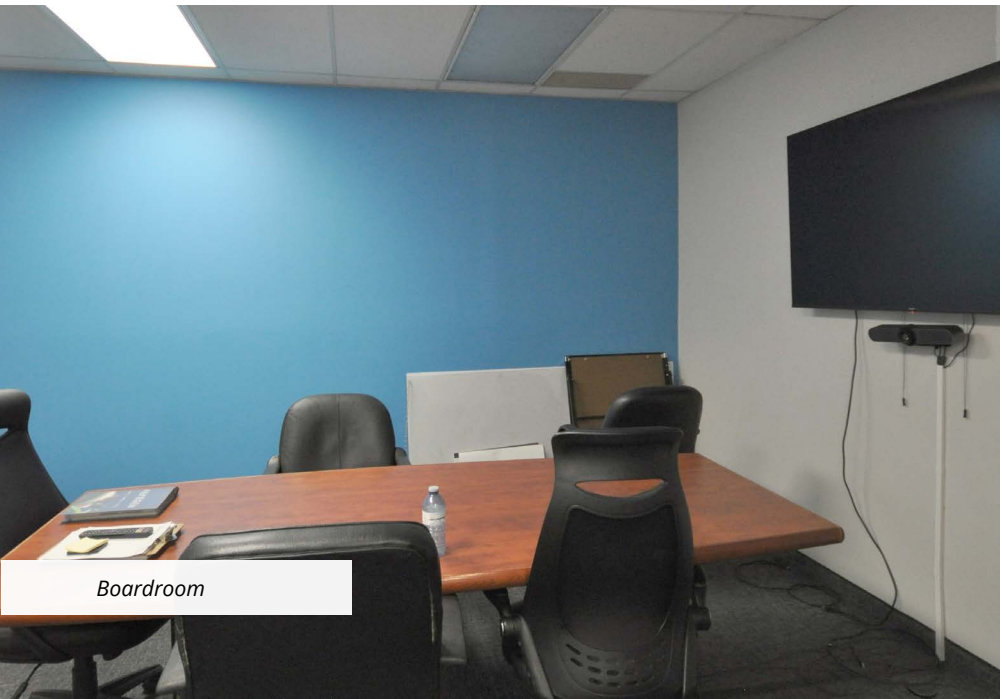
Unit 7024 Warehouse



Dock Loading Area



Showroom Area



Boardroom

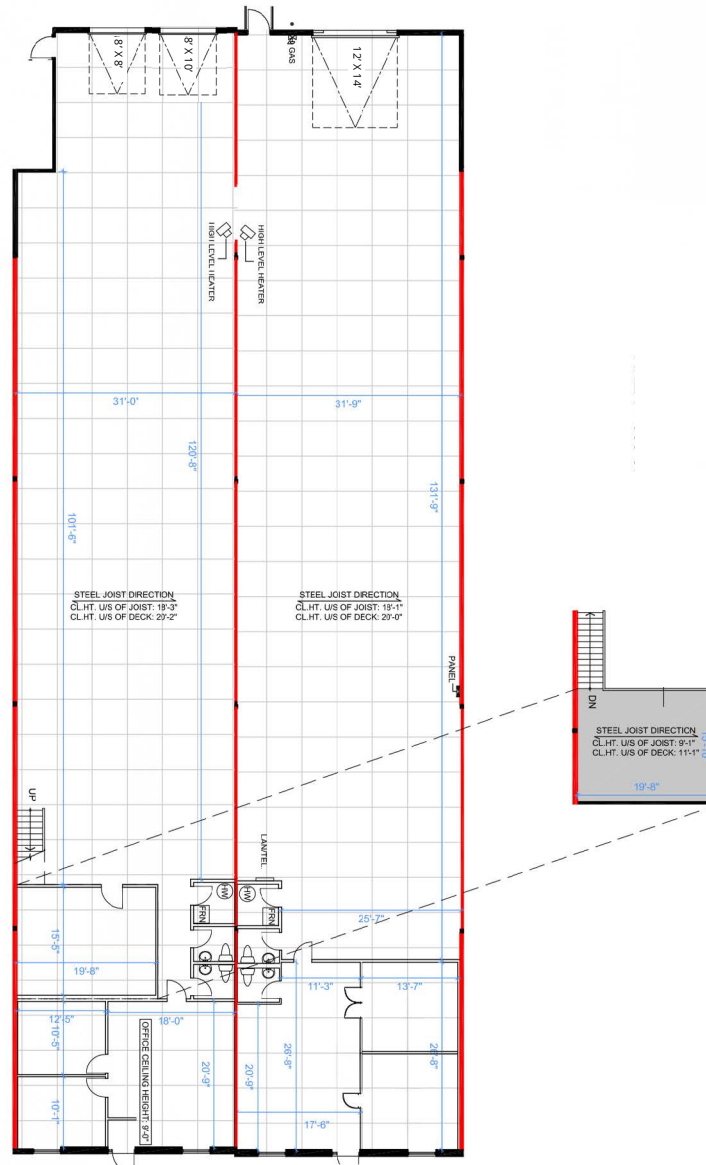


Private Office



Fenced Yard Area

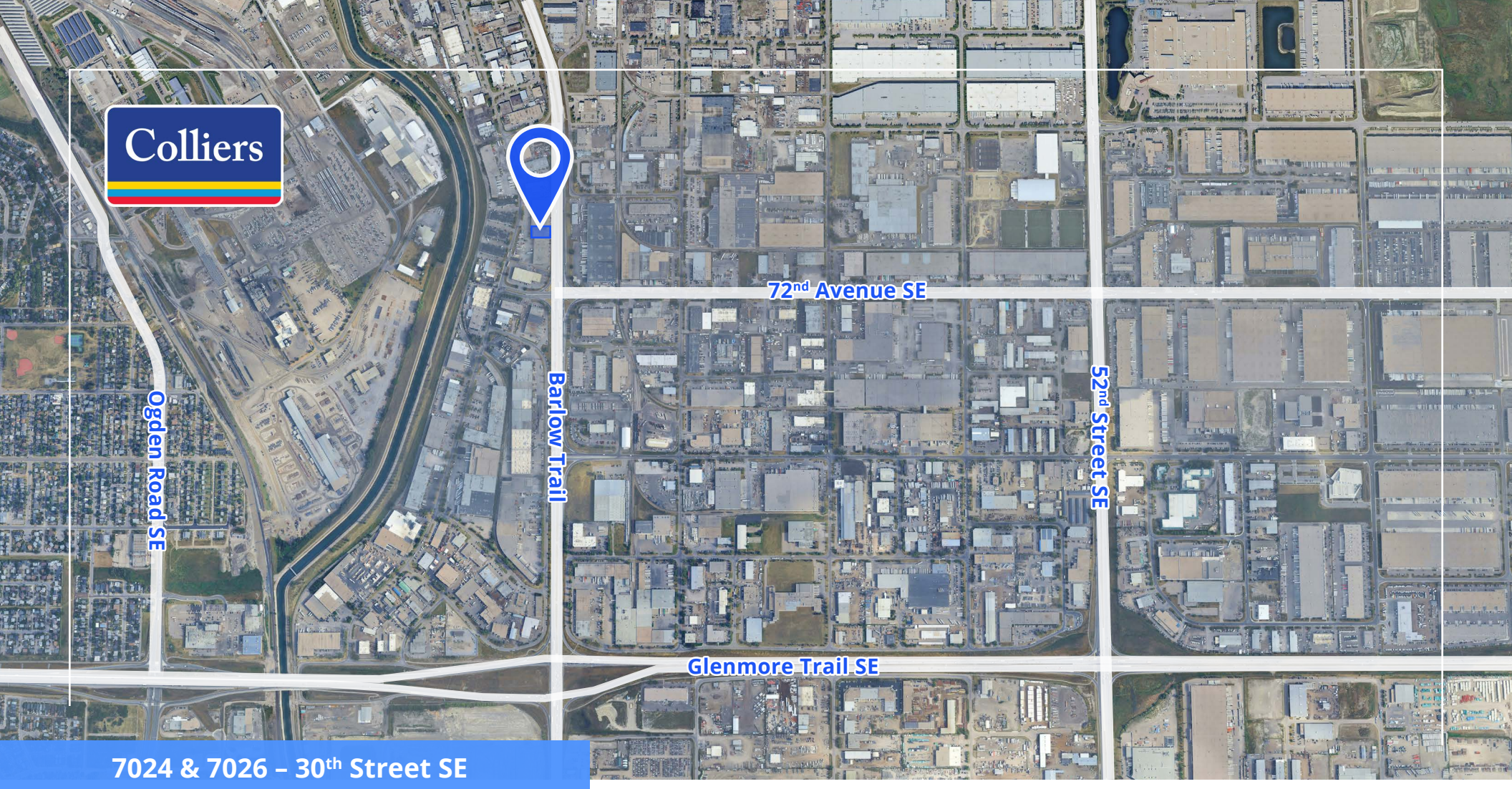
Floor Plan



Unit 7026 Unit 7024

Property Highlights

- Fenced, secure yard
- 53' marshalling area
- Air conditioned office
- Boardroom & 3 offices
- Dock & drive-in loading
- Great exposure onto Barlow Trail
- Conveniently location with easy access to Barlow Trail, Glenmore Trail, Deerfoot Trail and Stoney Trail



Colliers

Ogden Road SE

Barlow Trail

72nd Avenue SE

52nd Street SE

Glenmore Trail SE

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