

# FOR LEASE



## 10645 - 74<sup>th</sup> Street SE, Unit 1130, Calgary, AB

3,784 square feet



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:**

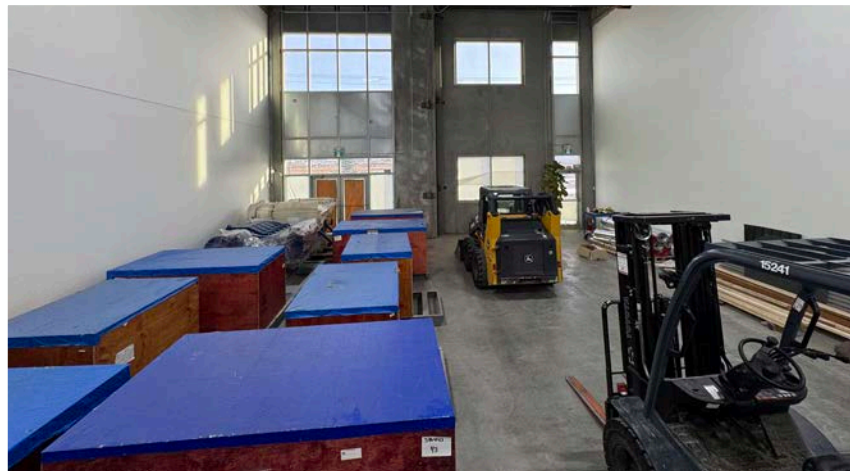
1 - 14' x 14' drive-in door

**POWER:**

100 amp, 600 Volt, 3 phase service

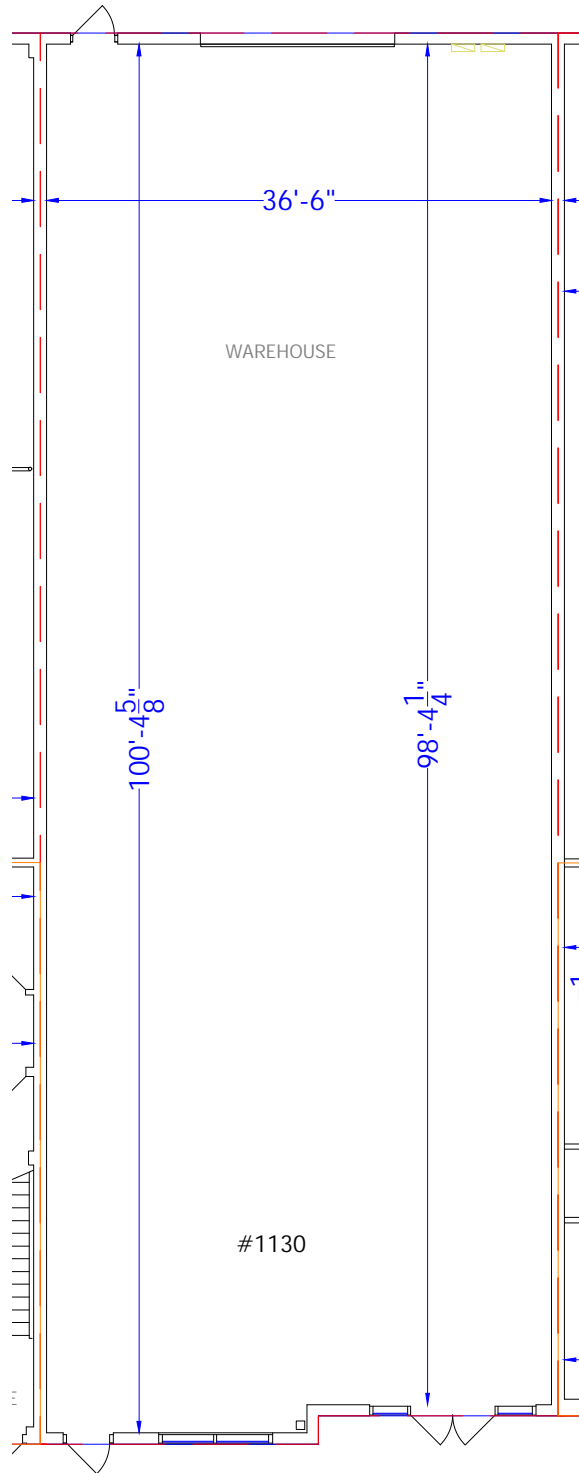
**LIGHTING:**

LED

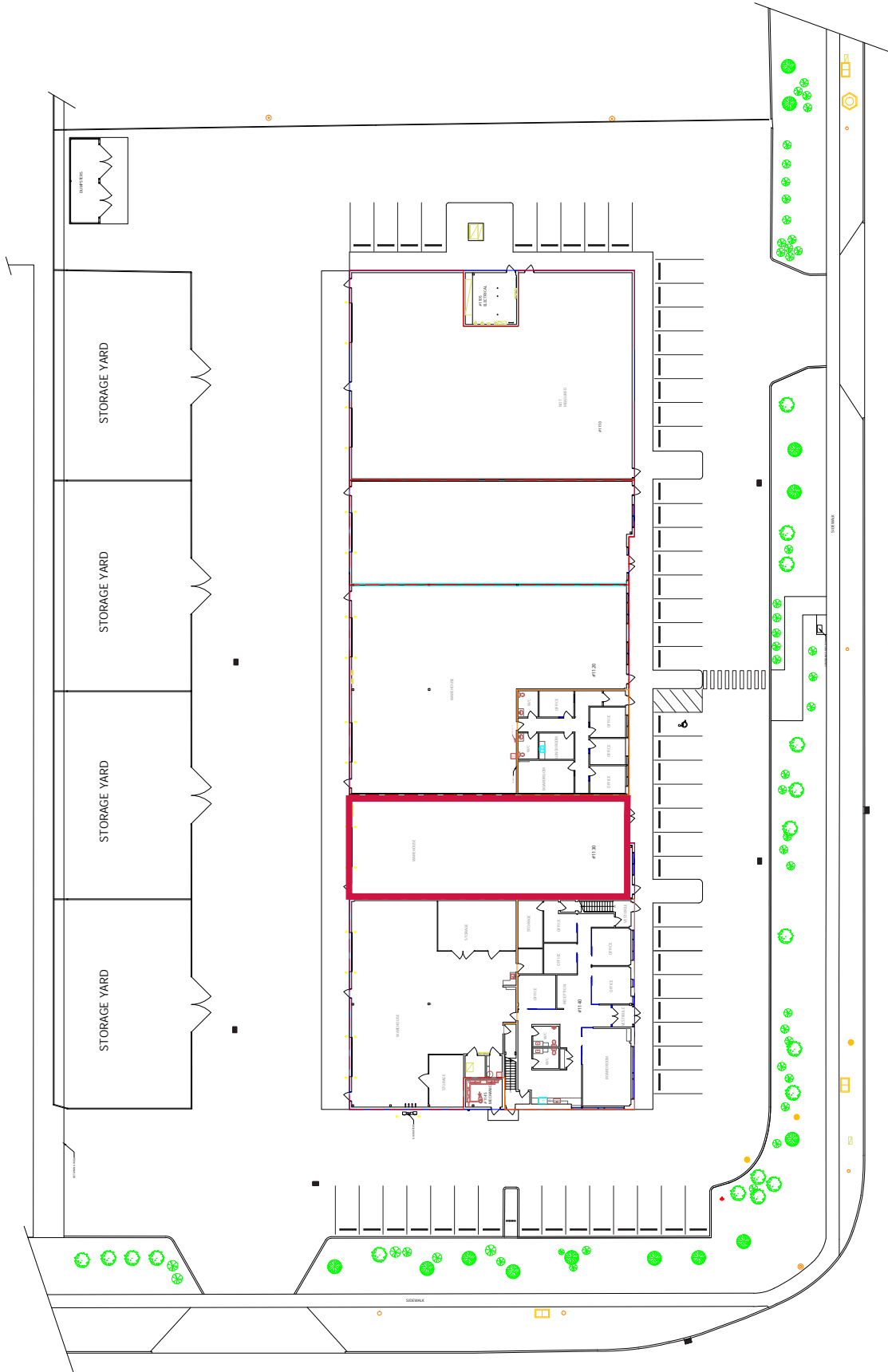
**COMMENTS:**

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

# FLOOR PLAN



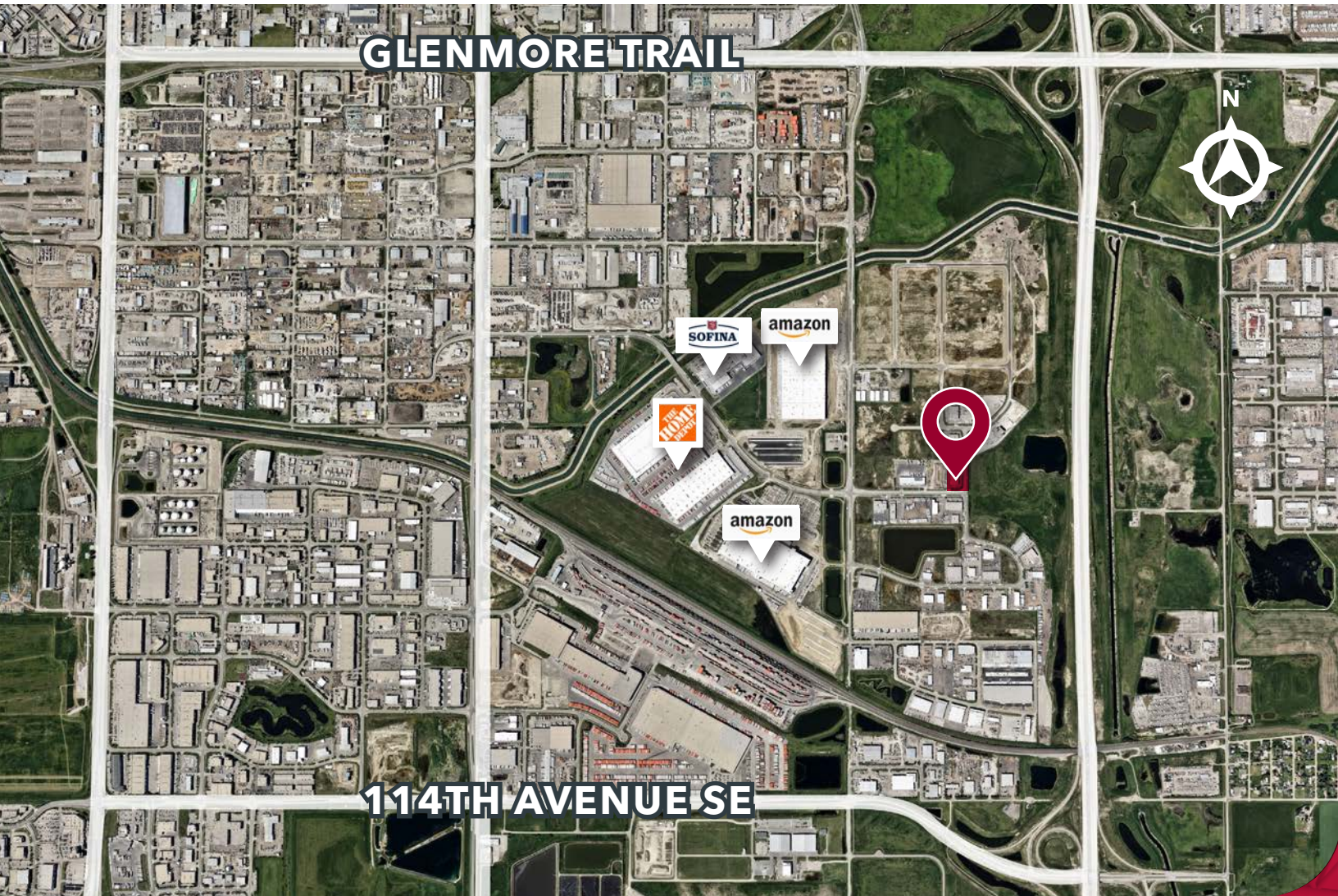
# SITE PLAN



106 AVENUE SE

74 ST SE

# LOCATION



## CONTACT US



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