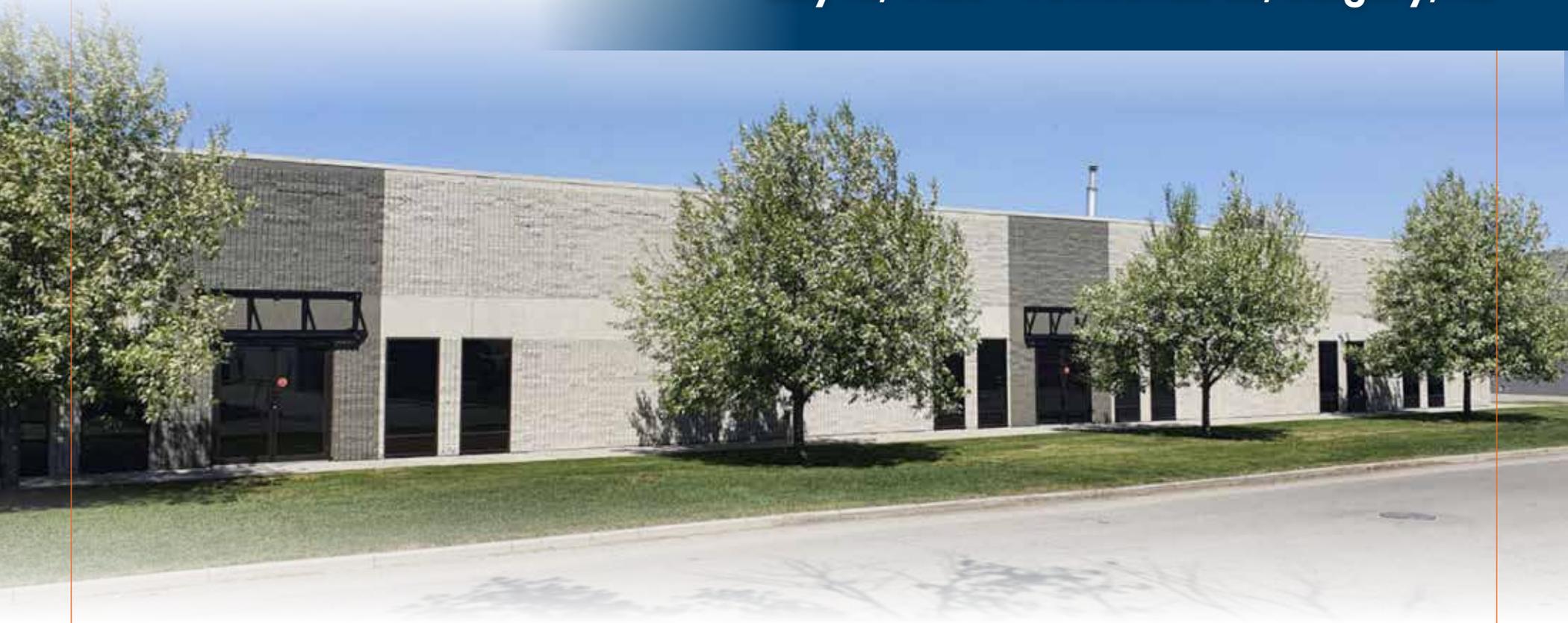


// 3,111 sq ft (+/-) Warehouse  
General Industrial

# FOR SUBLEASE

Bay 18, 4420 – 75 Avenue SE, Calgary, AB



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# PROPERTY HIGHLIGHTS



## PROPERTY DETAILS

<b>Address:</b>	Bay 18, 4420 - 75 Avenue SE, Calgary, AB
<b>Size:</b>	3,111 sq ft (+/-)
<b>Zoning:</b>	Industrial General (I-G)
<b>Power:</b>	200 amp 120/208 3-phase
<b>Loading:</b>	1 Drive-in Loading Door (10'W x 14'H)
<b>Clear Ceiling Height:</b>	17'
<b>Base Rate:</b>	Market
<b>Operating Costs:</b>	\$ 4.80 sq ft
<b>Property Taxes:</b>	\$ 3.01 sq ft
<b>Availability:</b>	Immediately





# LOCATION

Located in SE Calgary, with convenient access to major thoroughfares, Deerfoot Trail SE, Barlow Trail SE, Glenmore Trail and Stoney Trail SE.

Successful Calgary businesses within the immediate area include: **Calgary Soccer Centre, Amazon Distribution Centre, and Glenmore Inn & Convention Centre.**



## Drive Times:

**Deerfoot Trail:** 8 minutes

**Downtown :** 14 minutes

**Calgary Airport:** 23 minutes

## Nearby Amenities

Easy accessibility to:



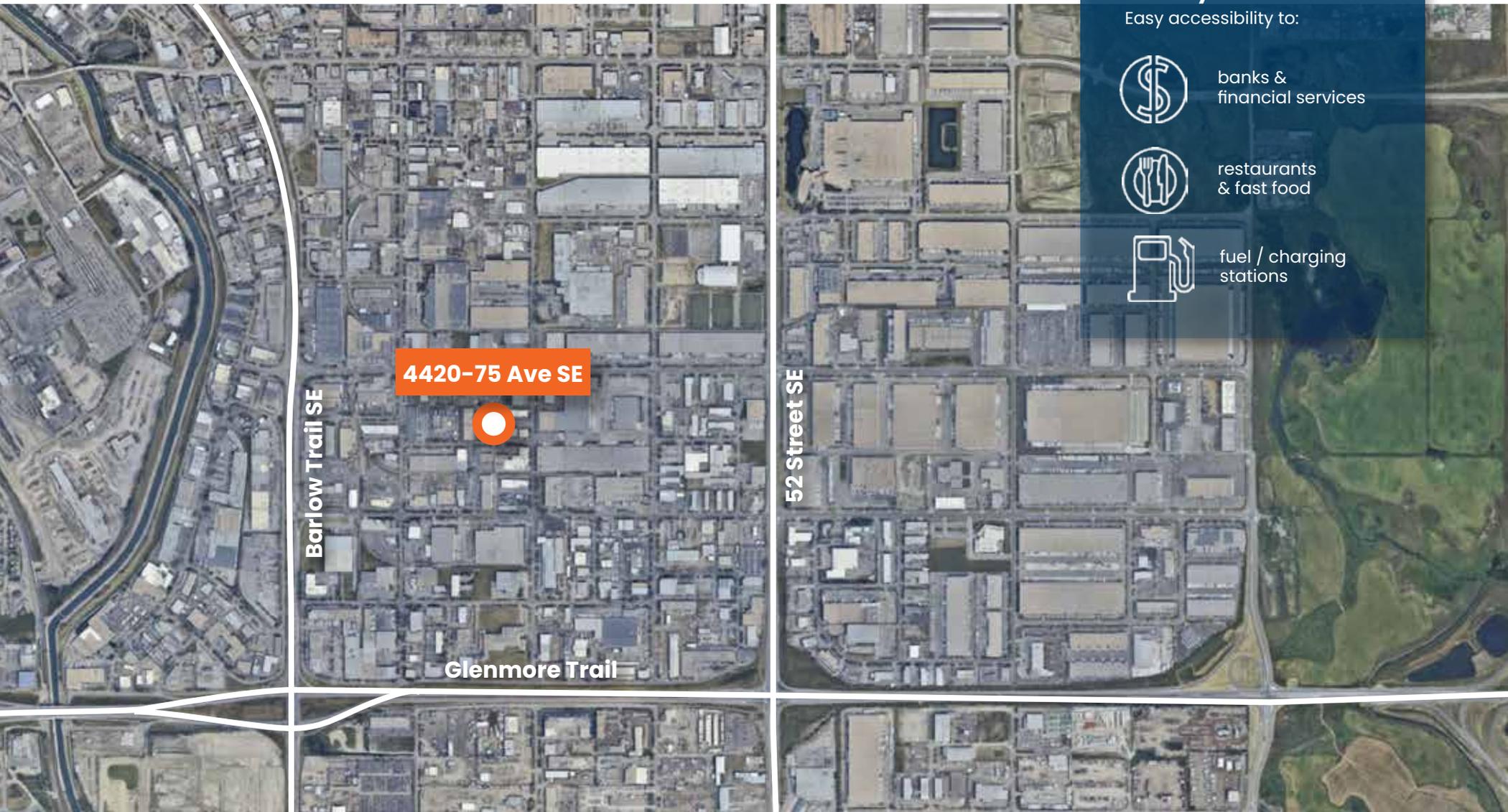
banks & financial services



restaurants & fast food



fuel / charging stations



# CONTACT



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