

4,957 NORTHEAST INDUSTRIAL BAY

// Dock and Drive-in loading

FOR LEASE

4215 - 72 Avenue SE, Unit 108



Lead Broker

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PROPERTY HIGHLIGHTS // 4215 - 72 Avenue SE, Unit 108

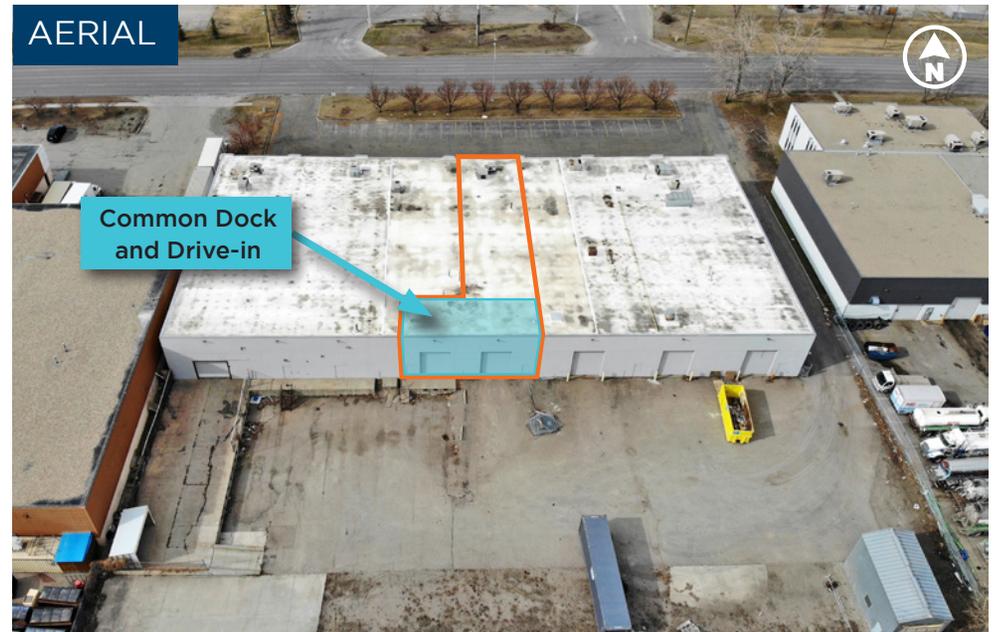
PROPERTY DETAILS

District:	Foothills Industrial
Zoning:	Industrial General (I-G)
Square footage breakdown:	
Main floor Office:	769 SF
Second floor office:	771 SF
Warehouse:	3,417 SF
Total:	4,957 SF
Clear Height:	20'
Common Loading:	1 Drive-in Door (12'w x 14'8"h) 1 Dock Door (12'w x 14'8"h)
Power:	100 Amps (TBV)
Lease Rate:	\$13.50 PSF
Operating Costs (Est. 2025):	\$5.28 PSF (TBV)
Availability:	August 1, 2025



PROPERTY OVERVIEW

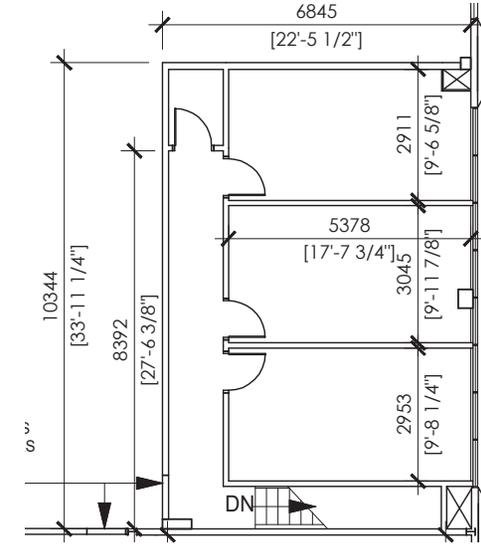
- 4,957 SF industrial bay located in the heart of Foothills Industrial
- Exposure to 72 Avenue SE
- Main floor office area with two private offices and second floor office with three private offices
- Common dock and drive-in
- Ample of parking
- Building is fully sprinklered
- Close proximity to 72 Ave, Barlow Trail SE, Peigan Trail, Glenmore Trail SE, and Deerfoot Trail SE



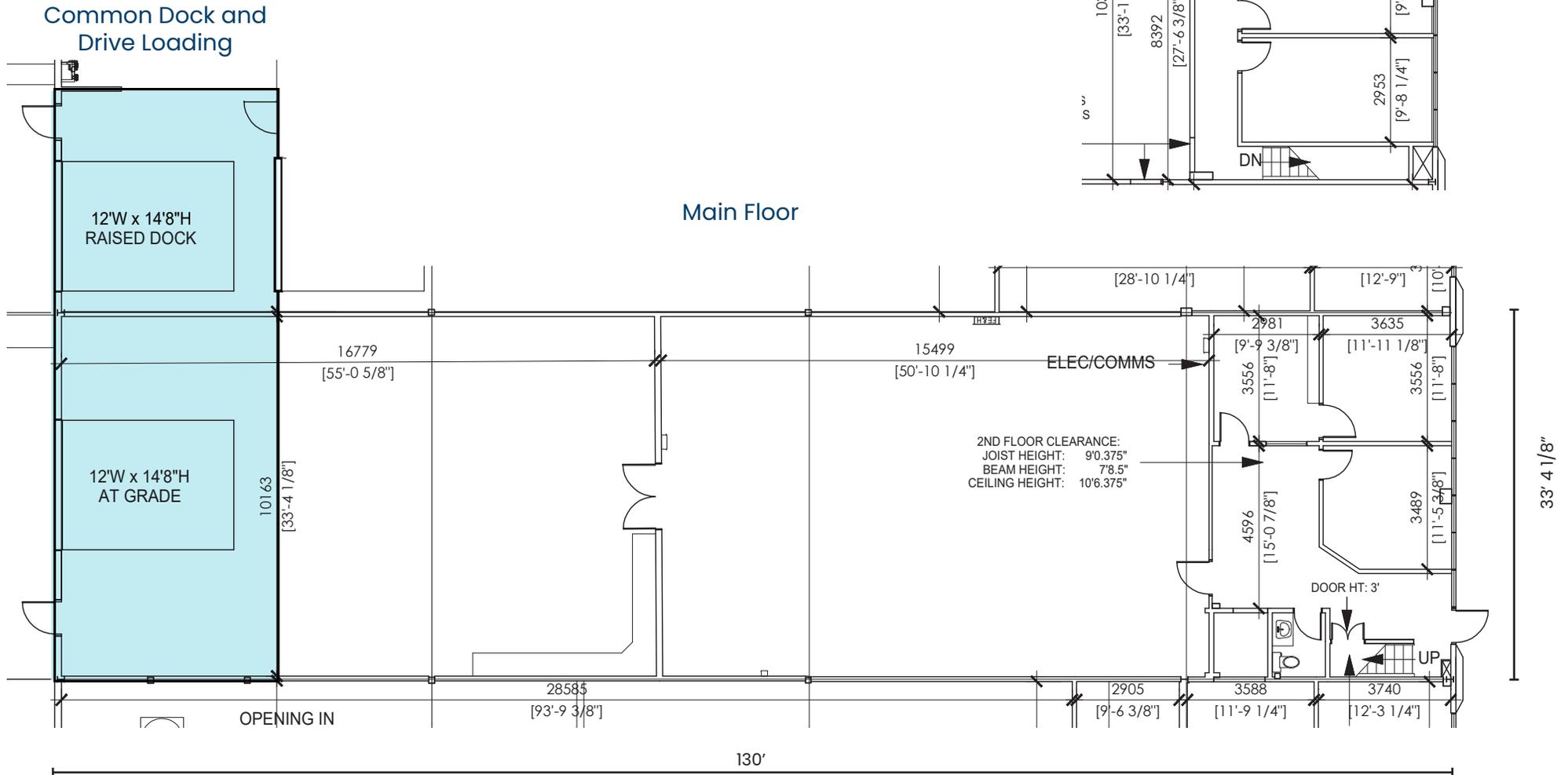
FLOOR PLAN // 4215 - 72 Avenue SE, Unit 108



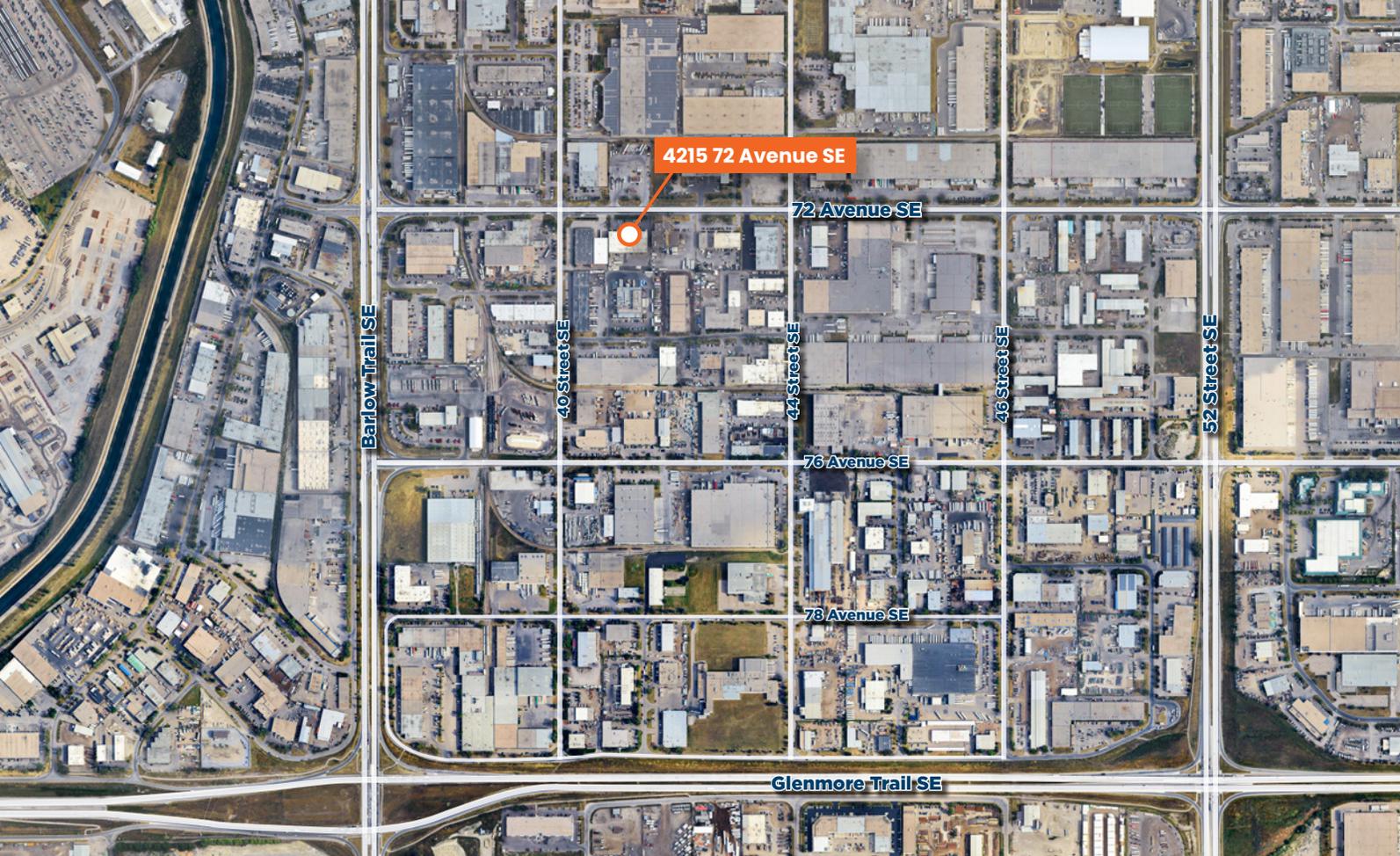
Second Floor Office



Main Floor



LOCATION // 4215 - 72 Avenue SE, Unit 108



Drive Times:

Deerfoot Trail SE: **7 minutes**

Stoney Trail SE: **7 minutes**

Downtown Calgary: **13 minutes**

Calgary Airport: **22 minutes**

Nearby Amenities

Easy accessibility & close proximity to:



Close proximity to Barlow Trail SE, 52 Street SE, Glenmore Trail SE, Deerfoot Trail SE and Stoney Trail SE



Bus Routes on 72 Avenue SE and Barlow Trail SE



Cafes/restaurants & fast food nearby



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