

INDUSTRIAL BAY WITH DOCK LOADING

// ± 6,400 SF - 12,800 SF

FOR LEASE

7519 30 Street SE, Bay F & G, Calgary, AB



Lead Broker

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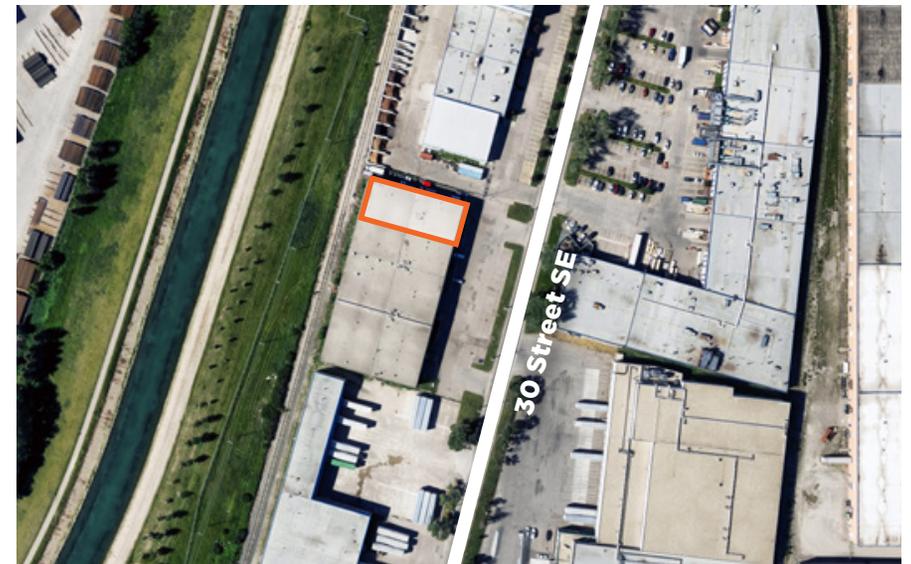
PROPERTY HIGHLIGHTS



- Excellent central Foothills location
- Building under new ownership/management
- LED lighting recently installed throughout office and warehouse
- Marshalling for 53' trailers
- Scramble parking
- Immediate access to 30th Street SE, Glenmore Trail and Barlow Trail SE

PROPERTY OVERVIEW

Address:	7519 - 30 Street SE, Bay F & G
District:	Foothills Industrial
Zoning:	I-G (Industrial General)
Total Square Footage:	± 6,400 SF - 12,800 SF
Clear Height:	24' (TBV)
Loading:	2 Front Dock (12' x 12')
Power:	200 Amps (TBV)
Op. Costs (Est. 2023):	\$3.69 PSF
Lease Rate:	Market
Availability:	Negotiable

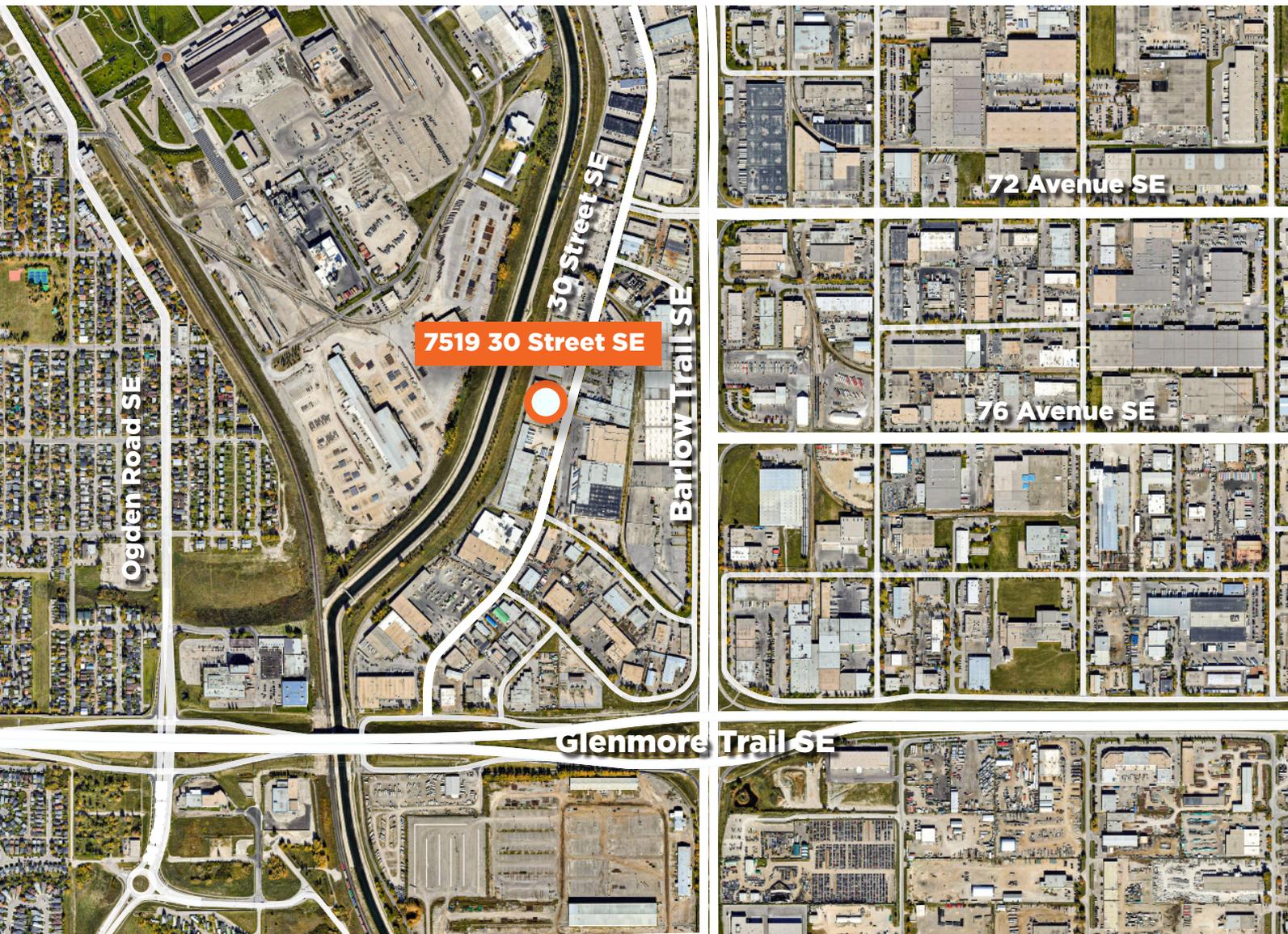


PROPERTY PICTURES // 7519 - 30 Street SE, Bas F & G



LOCATION

Located in Southeast Calgary, Foothills industrial district, with convenient access to major thoroughfares such as Glenmore Trail SE, Barlow Trail SE, and Deerfoot Trail SE



Drive Times:

- Glenmore Trail SE: **2 minutes**
- Deerfoot Trail SE: **7 minutes**
- Stoney Trail SE: **8 minutes**
- Downtown Calgary **12 minutes**
- Calgary Airport: **20 minutes**

Nearby Amenities

Easy accessibility & close proximity to:



Close proximity to Glenmore Trail and Deerfoot Trail NE

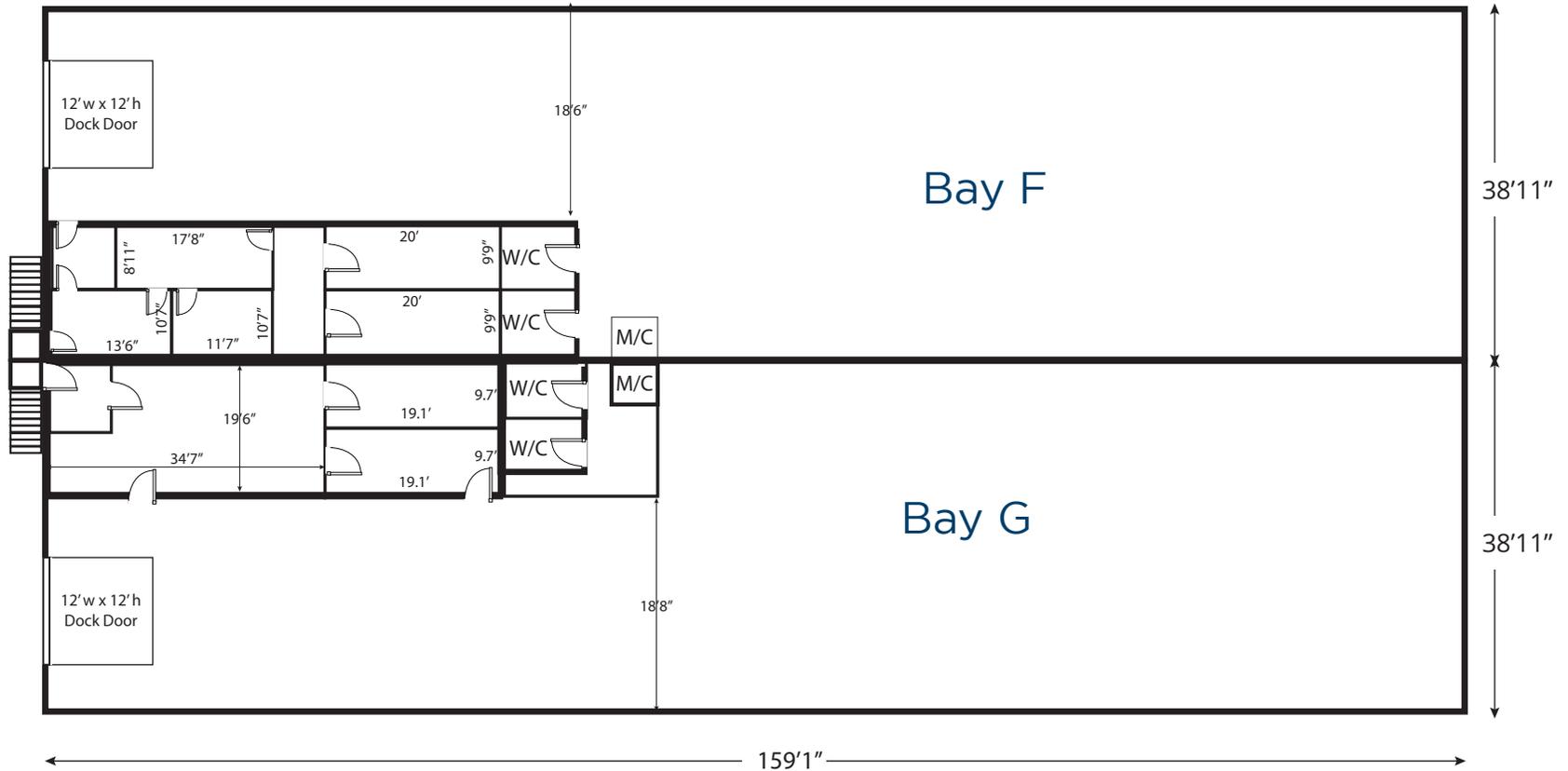


Bus Routes on 30 Street SE and Barlow Trail SE



Located in the Heart of Foothills Industrial

FLOOR PLAN



Floor plan not to scale; measurements are only approximated; only to be used for illustration purposes

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