

FOR LEASE

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Bay 3, 4460 - 75th Avenue SE

Foothills Industrial Park, Calgary, AB

PROPERTY OVERVIEW

ADDRESS	Bay 3, 4460 - 75th Avenue SE
SITE SIZE	Industrial General (I-G)
OFFICE SIZE	600 SF (TBV)
WAREHOUSE SIZE	2,000 SF (TBV)
TOTAL AREA	2,600 SF (TBV)
MEZZANINE	Bonus 600 SF Storage/Office Area
POWER	100 Amps
CEILING HEIGHT	20'
LOADING	1 (12' X 14') Drive-In
SUMP	Yes
RATE	Starting at \$11.00 PSF
OP COSTS	\$7.17 PSF (2023)
AVAILABLE	Immediately



HIGHLIGHTS

- Front office area includes a reception area, two offices, washroom, and kitchenette
- Pre-leasing improvement work to include: new flooring in office and washroom, new paint in warehouse and office, new LED light fixtures in warehouse and office, and new electrical panel.
- Centrally located in Foothills Industrial Park

LOCATION



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