

MULTIPLE CONFIGURATIONS WITH DOCK LOADING

// ± 3,119 SF to 12,482 SF

FOR LEASE

4709 - 14 Street NE, Units 4-7, Calgary, AB



Lead Broker

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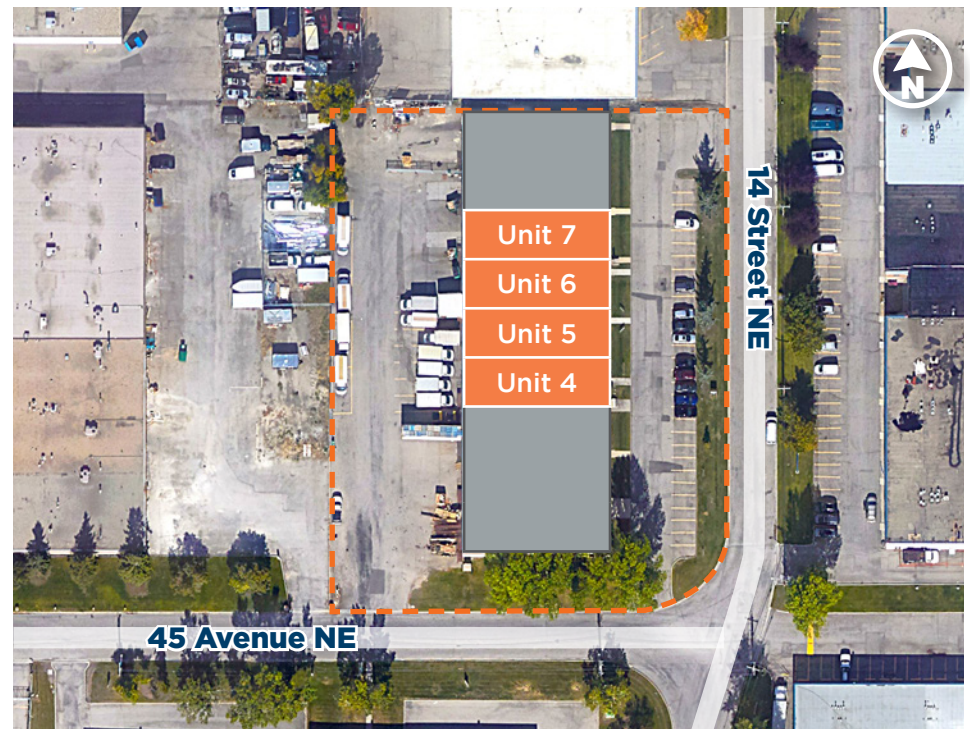
PROPERTY HIGHLIGHTS // 4709 - 14 Street NE



PROPERTY OVERVIEW

- Rare industrial bays with dock loading (12' x 12')
- Multiple configurations available from 3,119 SF to 12,482 SF
- Unit 7 available as a single bay at 3,119 SF
- 100 Amps per bay
- Tenant improvement negotiable
- Nearby to several restaurants, cafes, breweries, and a short drive to Deerfoot City Mall
- Bus transportation on 12 Street NE, including bus routes #32 and #69
- Close proximity to 12 Street NE, McKnight Boulevard and Deerfoot Trail NE
- **NOTE: Does not accommodate 53' trailers**

District:	McCall Industrial	
Zoning:	I-G (Industrial General)	
Available Units:	Unit 7:	3,119 SF
	Units 4-5:	6,250 SF
	Units 6-7:	6,232 SF
	Units 4-7:	12,482 SF
Clear Height:	18'	
Loading:	1 Dock Door (12'w x 12'h) per bay (Total of 4 Dock Doors)	
Power:	100 Amps per Bay (TBV)	
Lease Rate:	Unit 7:	\$12.50 PSF
	Double Bay:	\$11.00 PSF
	Units 4-7:	\$10.00 PSF
Operating Costs (Est. 2023):	\$6.54 PSF	
Availability:	Immediate	





UNIT BREAKDOWN

UNIT 7

Size Breakdown	Main floor office: Warehouse: Total:	653 SF 2,466 SF ± 3,119 SF
Loading:	1 Dock Doors (12'w x 12'h)	
Power:	100 Amps (TBV)	
Lease Rate:	\$12.50 PSF	
Availability:	Immediate	

UNITS 4-5

Size Breakdown	Main floor office: Warehouse: Total: Bonus Mezzanine:	465 SF 5,785 SF ± 6,250 SF 609 SF
Loading:	2 Dock Doors (12'w x 12'h)	
Power:	2 x 100 Amps (TBV)	
Lease Rate:	\$11.00 PSF	
Availability:	Immediate	

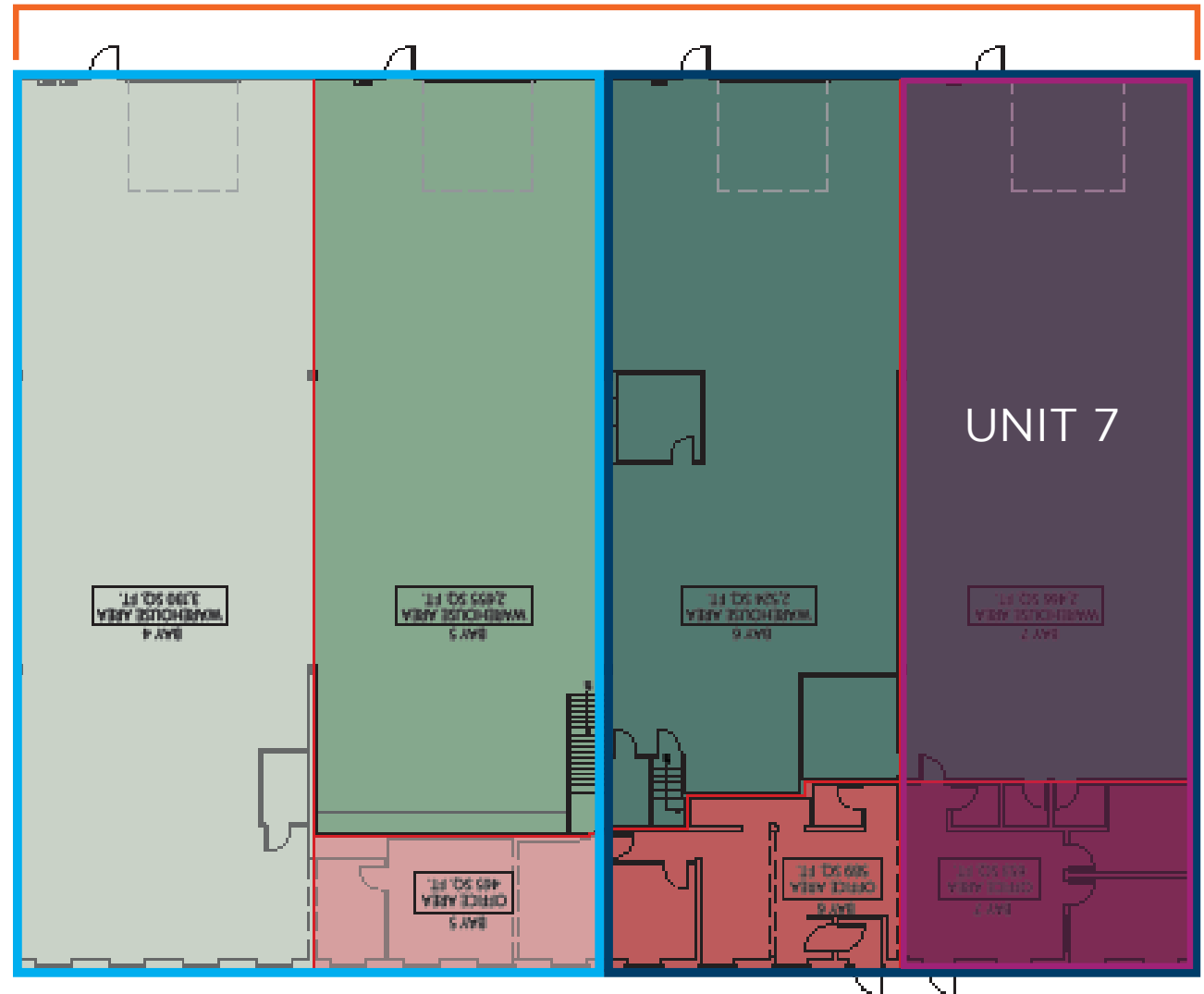
UNITS 6-7

Size Breakdown	Main floor office: Second floor office: Warehouse: Total: Bonus Mezzanine:	1,242 SF 4,990 SF ± 6,232 SF 677 SF
Loading:	2 Dock Doors (12'w x 12'h)	
Power:	2 x 100 Amps (TBV)	
Lease Rate:	\$11.00 PSF	
Availability:	Immediate	

UNITS 4-7

Size Breakdown	Main floor office: Warehouse: Total: Bonus Mezzanine:	1,707 SF 10,775 SF ± 12,482 SF 1,286 SF
Loading:	2 Dock Doors (12'w x 12'h)	
Power:	4 x 100 Amps (TBV)	
Lease Rate:	\$10.00 PSF	
Availability:	Immediate	

UNITS 4-7



UNITS 4-5

UNITS 6-7

PROPERTY PICTURES // 4709 - 14 Street NE, Units 4-7



LOCATION



Drive Times:

McKnight Boulevard NE: **1 minute**

Deerfoot Trail NE: **2 minutes**

Calgary Airport: **10 minutes**

Downtown Calgary **10 minutes**

Nearby Amenities

Easy accessibility & close proximity to:



Close proximity to McKnight Boulevard and Deerfoot Trail NE



Bus Routes on 12 Street NE



Ample of restaurants & fast food

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