

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

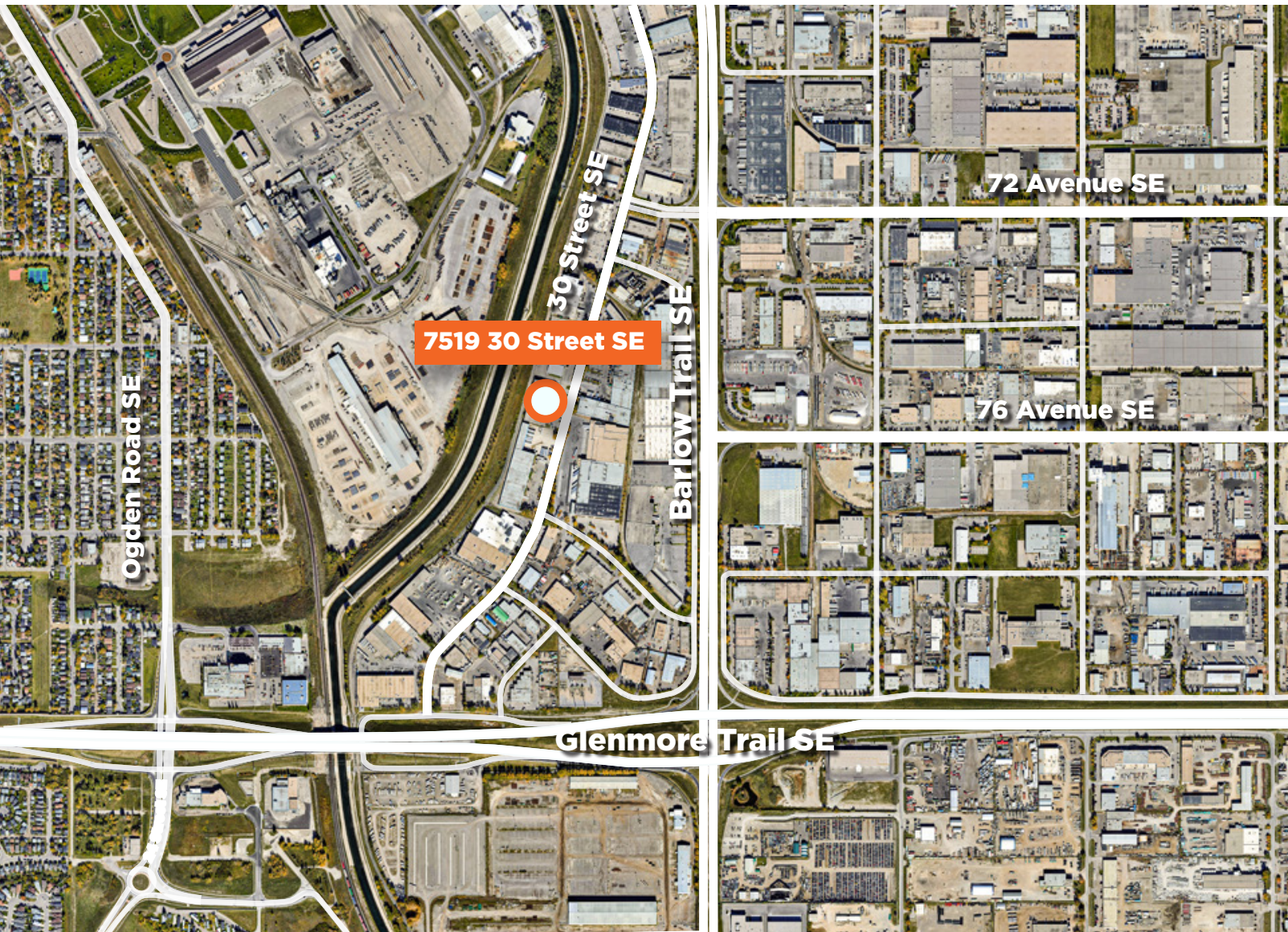
PROPERTY OVERVIEW

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



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