

# INDUSTRIAL BAY WITH DOCK LOADING

// ± 3,050 SF

# FOR LEASE

**4709 - 14 Street NE, Unit 2, Calgary, AB**



### Lead Broker

**Manny Verdugo, SIOR** Vice President | Associate  
403.383.7142 | [mverdugo@cdnglobal.com](mailto:mverdugo@cdnglobal.com)

**Erik Dobrovolsky** | Senior Associate

403.613.7161 | [edobrovolsky@cdnglobal.com](mailto:edobrovolsky@cdnglobal.com)

**Jose Verdugo** | Associate

587.968.1547 | [jverdugo@cdnglobal.com](mailto:jverdugo@cdnglobal.com)

CDN Global Advisors Ltd. 736 6th Ave SW, Suite 1010  
Calgary, Alberta T2P 3T7 [www.cdnglobal.com](http://www.cdnglobal.com)

**CDNGLOBAL**<sup>®</sup>  
Commercial Real Estate Advisors

# PROPERTY HIGHLIGHTS // 4709 - 14 Street NE, Unit 2



## PROPERTY OVERVIEW

- Rare industrial bay with one (1) dock loading (12' x 12')
- Recently updated office space with new laminate floor
- Office layout comprises of front showroom/reception area, two private offices, kitchenette, and two washrooms
- Large and clean warehouse space
- LED lighting in warehouse
- 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**

<b>District:</b>	McCall Industrial
<b>Zoning:</b>	I-G (Industrial General)
<b>Square Footage Breakdown:</b>	Office: 1,040 SF Warehouse: 2,010 SF Total: 3,050 SF
<b>Clear Height:</b>	18'
<b>Loading:</b>	1 Dock Door (12'w x 12'h)
<b>Power:</b>	100 Amps (TBV)
<b>Lease Rate:</b>	\$12.50 PSF
<b>Operating Costs (Est. 2023):</b>	\$6.54 PSF
<b>Availability:</b>	Immediate



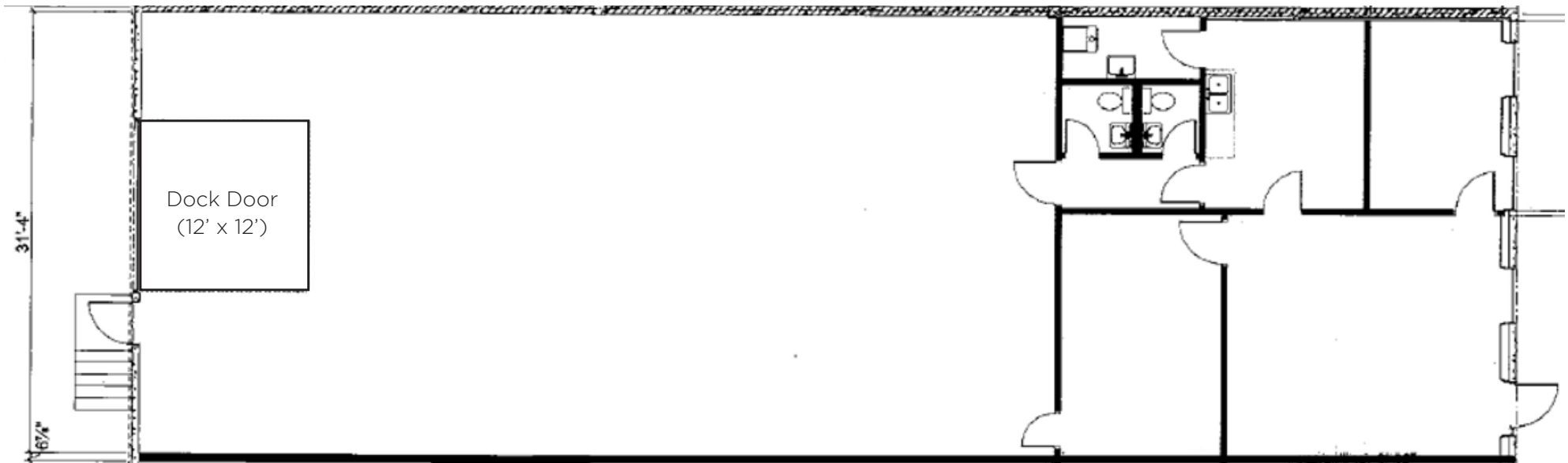
---

# PROPERTY PICTURES // 4709 - 14 Street NE, Unit 2

---



# FLOOR PLAN



**Lead Broker**  
**Manny Verdugo, SIOR** Vice President | Associate  
403.383.7142 | [mverdugo@cdnglobal.com](mailto:mverdugo@cdnglobal.com)

**Erik Dobrovolsky** | Senior Associate  
403.613.7161 | [edobrovolsky@cdnglobal.com](mailto:edobrovolsky@cdnglobal.com)

**Jose Verdugo** | Associate  
587.968.1547 | [jverdugo@cdnglobal.com](mailto:jverdugo@cdnglobal.com)

This communication is intended for general information only and not to be relied upon in any way. Consequently no responsibility or liability whatsoever can be accepted by CDNGLOBAL for any loss or damage resulting from any use of, reliance on or reference to the contents of this document, including hypertext links to external sources. In addition, as a general communication, this material does not necessarily represent the view of CDNGLOBAL in relation to particular properties or projects. This communication is not intended to cause or induce breach of any agency agreement. Reproduction or distribution of this communication in whole or in part is not allowed without prior written approval of CDNGLOBAL.