

// 3,111 sq ft (+/-) Warehouse
General Industrial

FOR SUBLEASE

Bay 18, 4420 – 75 Avenue SE, Calgary, AB



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PROPERTY HIGHLIGHTS



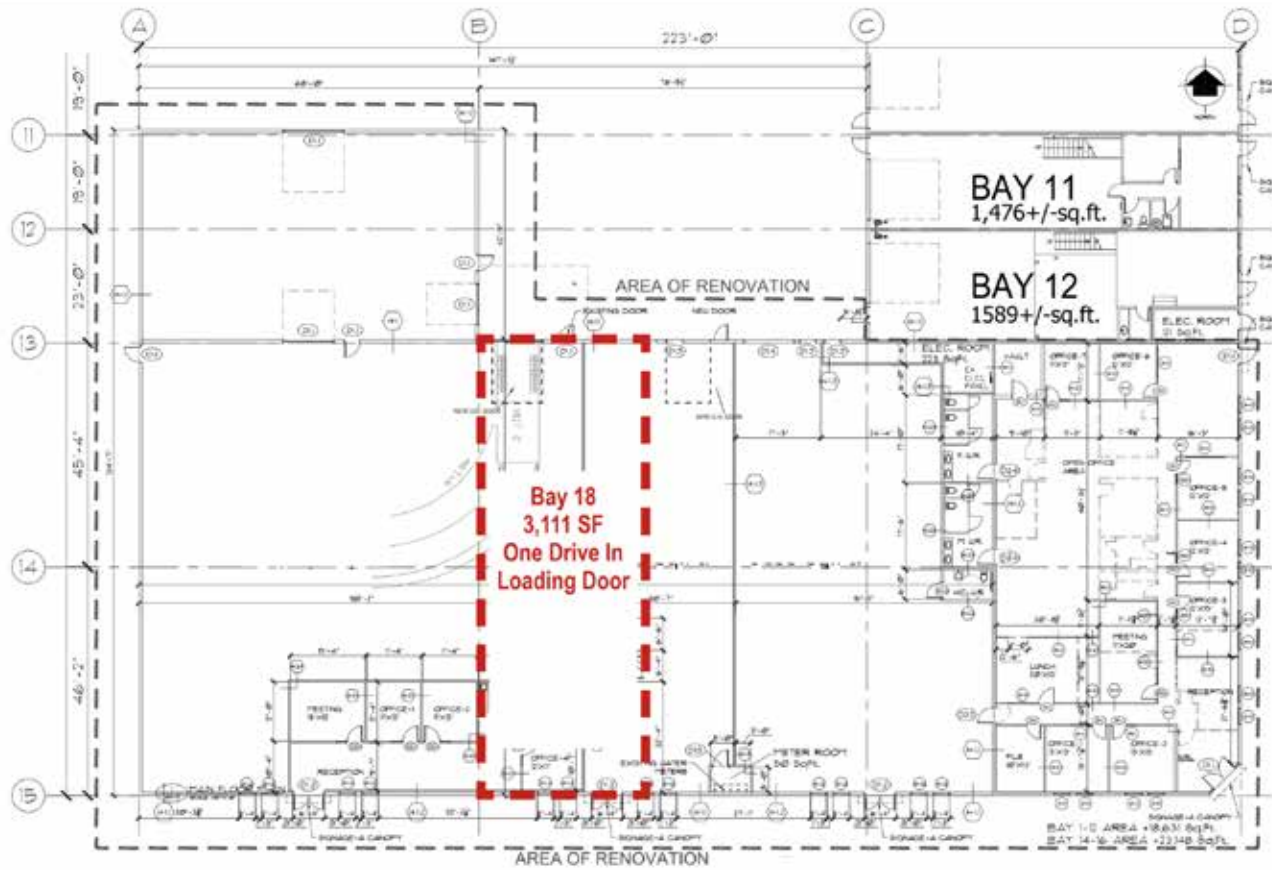
PROPERTY DETAILS

Address:	Bay 18, 4420 - 75 Avenue SE, Calgary, AB
Size:	3,111 sq ft (+/-)
Zoning:	Industrial General (I-G)
Power:	200 amp 120/208 3-phase
Loading:	1 Drive-in Loading Door (10'W x 14'H)
Clear Ceiling Height:	17'
Base Rate:	Market
Operating Costs:	\$ 4.80 sq ft
Property Taxes:	\$ 3.01 sq ft
Availability:	Immediately

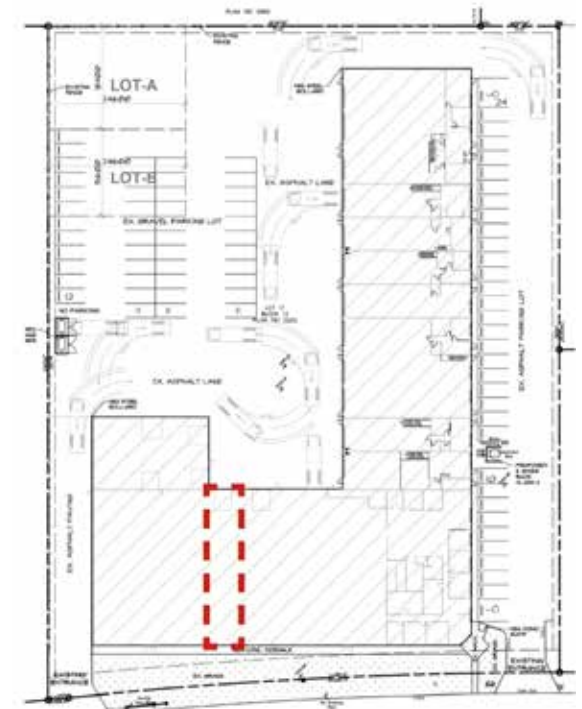


FLOOR PLANS

Bay 18, Floor Plan



4420 - 75 Ave SE Site Plan



While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.

LOCATION

Located in SE Calgary, with convenient access to major thoroughfares, Deerfoot Trail SE, Barlow Trail SE, Glenmore Trail and Stoney Trail SE.

Successful Calgary businesses within the immediate area include: **Calgary Soccer Centre, Amazon Distribution Centre, and Glenmore Inn & Convention Centre.**



Drive Times:

Deerfoot Trail: 8 minutes

Downtown : 14 minutes

Calgary Airport: 23 minutes

Nearby Amenities

Easy accessibility to:



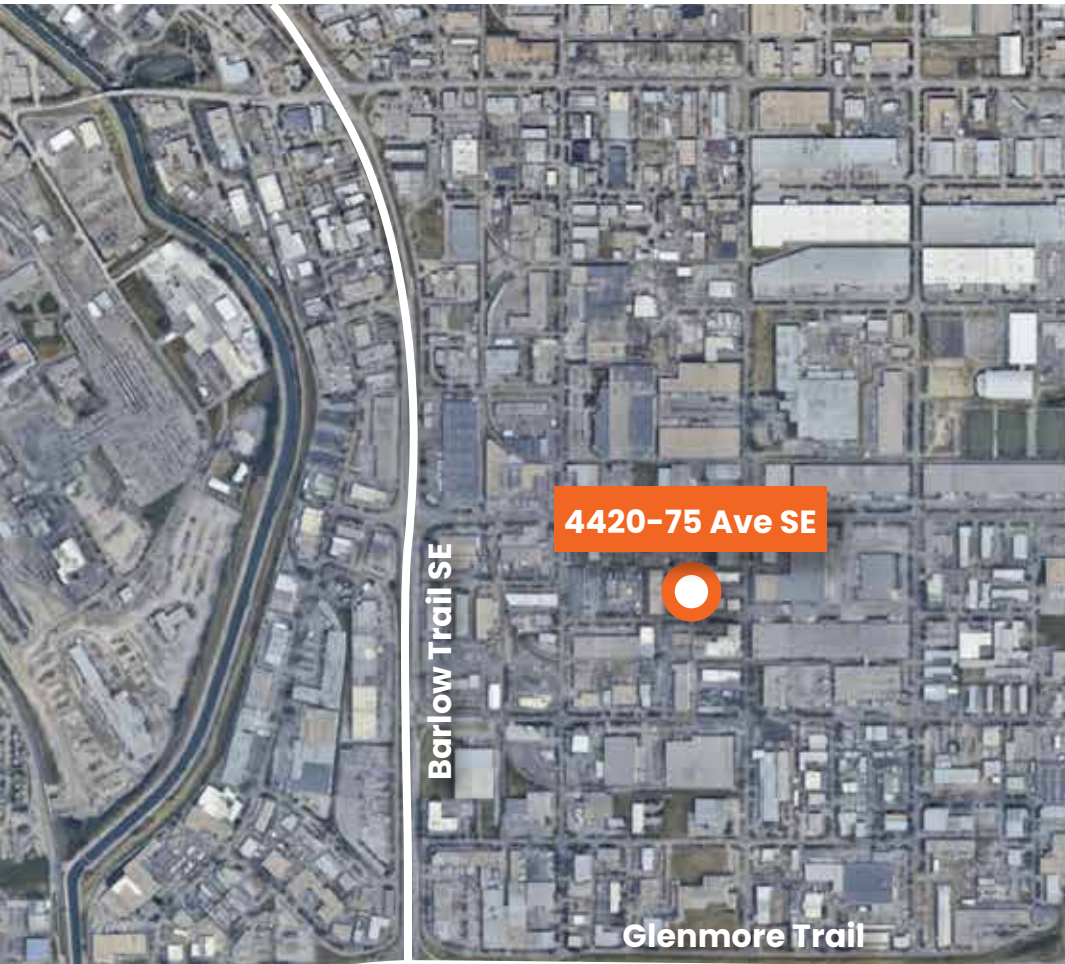
banks & financial services



restaurants & fast food



fuel / charging stations



CONTACT



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