



FOR LEASE

**Bay #7 & 8, 4380 - 76 Avenue S.E.
Calgary, AB**

Harvey Aronovich

Vice President | Associate
403.560.2059 | harvey@cdnglobal.com

Tate Aronovich

Associate
403.689.1079 | tate@cdnglobal.com

6,600 SF Bay
With Make-up Air

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PROPERTY DETAILS

Address: Bay #7 & 8, 4380 - 76 Avenue S.E.

District: Foothills Industrial

Zoning: Industrial General (I-G)

Square Footage: Total: 6,600 SF
Office: 1,440 SF
Warehouse: 5,160 SF
Bonus Mezzanine - 1,474 SF

Clear Height: 18'

Loading: 2 Drive-in Door, 12'W x 14'H

Power: 200 AMPS @ 120/208 Volt

Make-up Air: Yes - TBV

Lease Rate: \$11.00 with escalations

Term: 5 Years

Op Costs (est. 2024): \$4.75

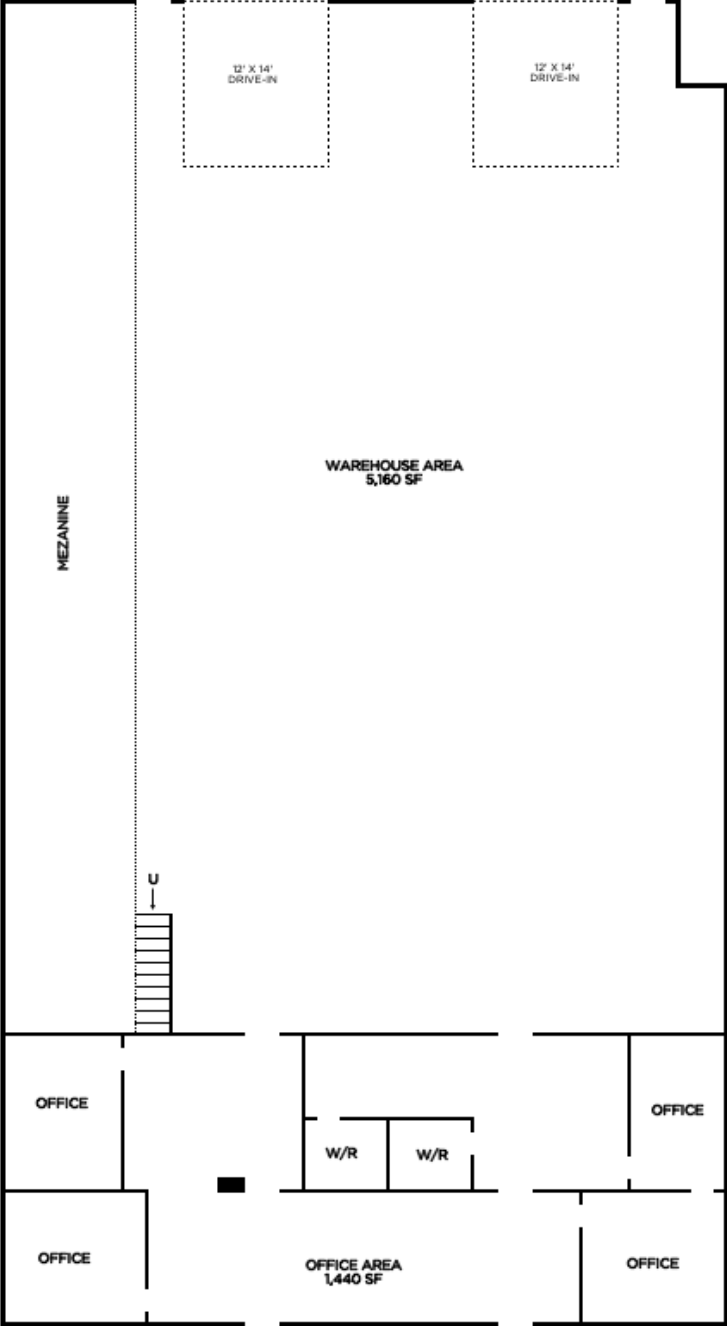
Availability: February 1, 2025

HIGHLIGHTS

- Outdoor storage available at rear of building
- Ideal location with proximity to major transportation routes: Stoney Trail, Barlow Trail, Glenmore Trail & Deerfoot Trail
- Large storage mezzanine available at no additional charge



FLOOR PLAN



LOCATION



Drive Times:

Downtown: **14 minute**

Airport: **25 minutes**

Stone Trail: **6 minutes**

Nearby Amenities

Easy accessibility and close proximity to:



Banks & financial institutions



Restaurants & fast food



Fuel/charging stations

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CDN GLOBAL ADVISORS LTD.
736 – 6 Avenue SW, Suite 1010, Calgary, AB. T2P 3T7
www.cdnglobal.com

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