

Free Standing Building with Deerfoot Exposure

FOR LEASE

**7019 - 8 Street N.E.
Calgary, AB**



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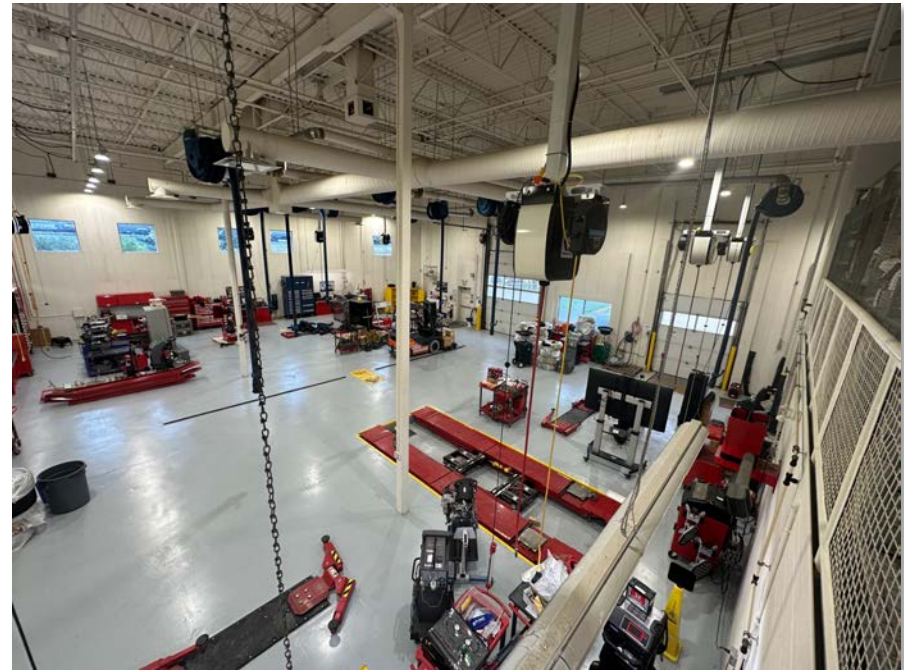
14,483 SF Bay

| Training, Office and Service Facility

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PROPERTY DETAILS

Address:	7019 - 8 Street N.E.
District:	Deerfoot Business Center
Zoning:	Industrial General (I-G)
Square Footage:	Main Floor Office: 5,436 SF Second Floor Office: 2,265 SF Warehouse: 6,782 SF <hr/> Total: 14,483 SF Bonus Mezzanine: 608 SF (No Charge)
Sump:	Yes
Make-up Air:	Yes, CFM (TBV)
Clear Height:	24'
Loading:	(1) 10' x 14' Drive-in Door (1) 8' x 10' Dock Door
Power:	900 amps @ 600 volt
Lease Rate:	\$15.00 p.s.f. with escalation
Op Costs (est. 2024):	\$8.85
Availability:	March 1, 2025

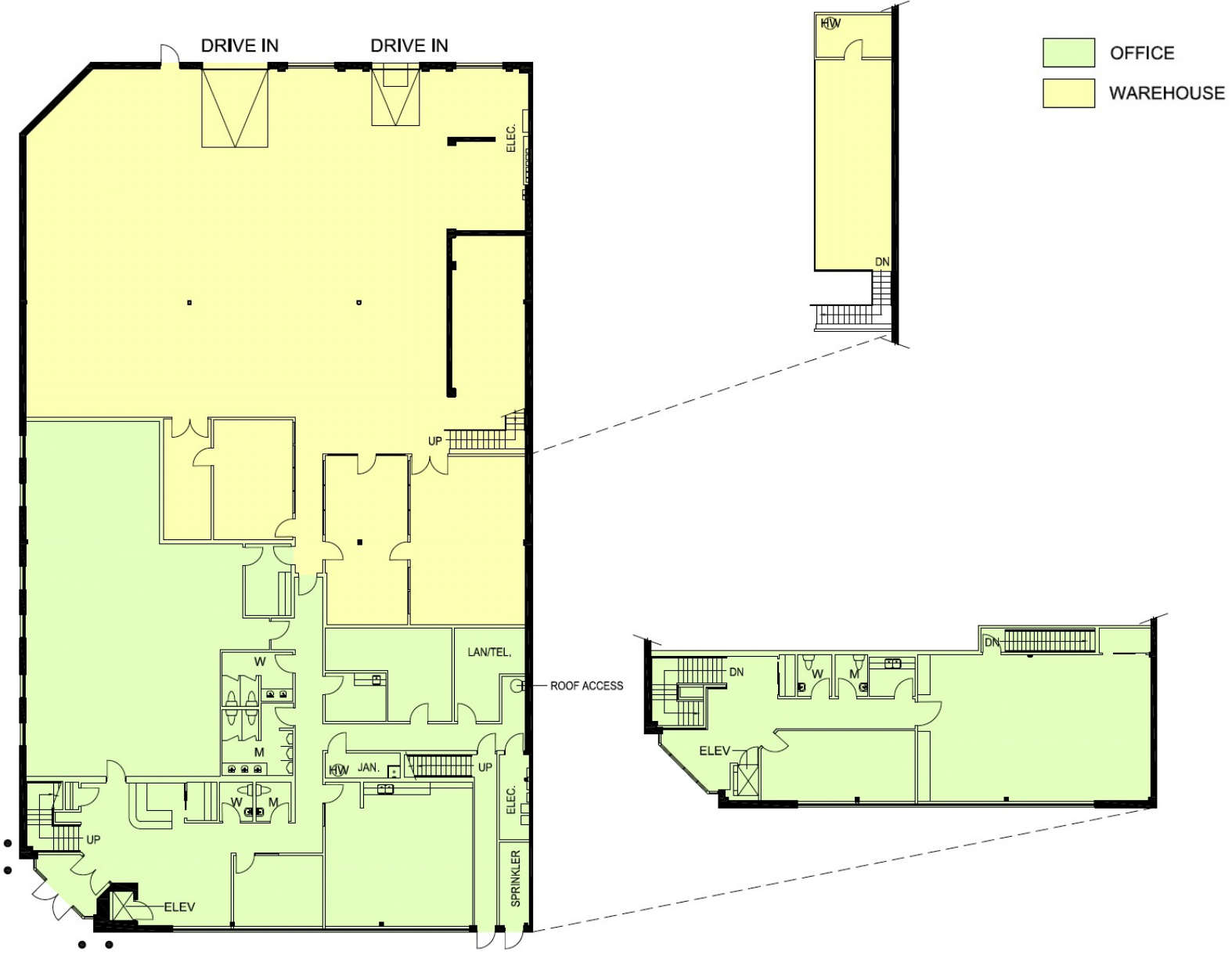


HIGHLIGHTS

- Free-standing Building with direct exposure and signage to Deerfoot Trail
- Quick access to Deerfoot Trail, Country Hills Blvd and Stoney Trail
- Make-up air and large electrical capacity
- Updated Office Area
- Wide-bay configuration
- Ample on-site parking, over 40 stalls
- Fenced yard area
- Office on main floor can be reduced to create more service/warehouse area
- Ideal for training or lab uses



FLOOR PLAN



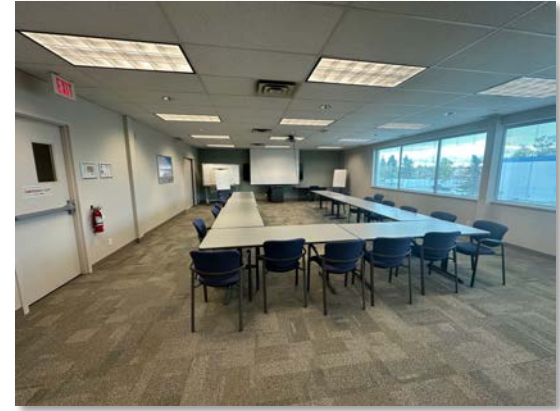
INTERIOR PHOTOS



Open Concept Office Area



Boardroom



Training Room



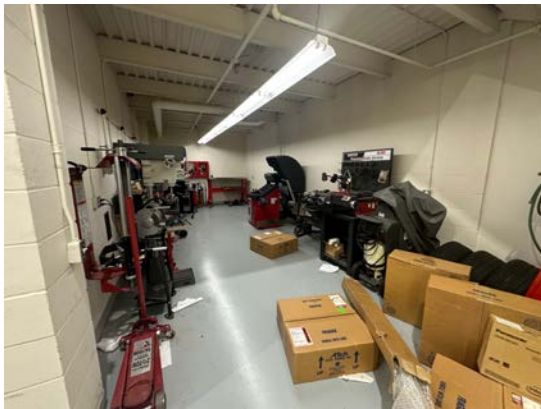
Cubicle Space in Warehouse



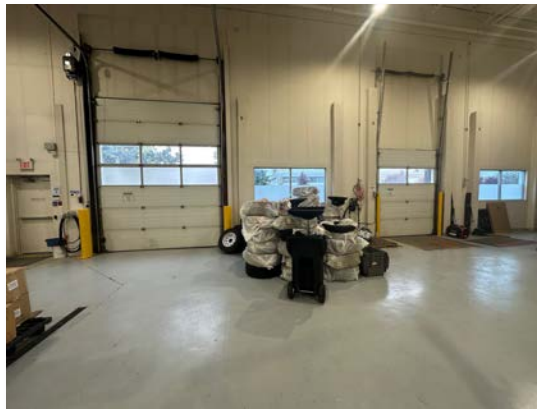
Training Room in Warehouse



Lunchroom



Storage Area

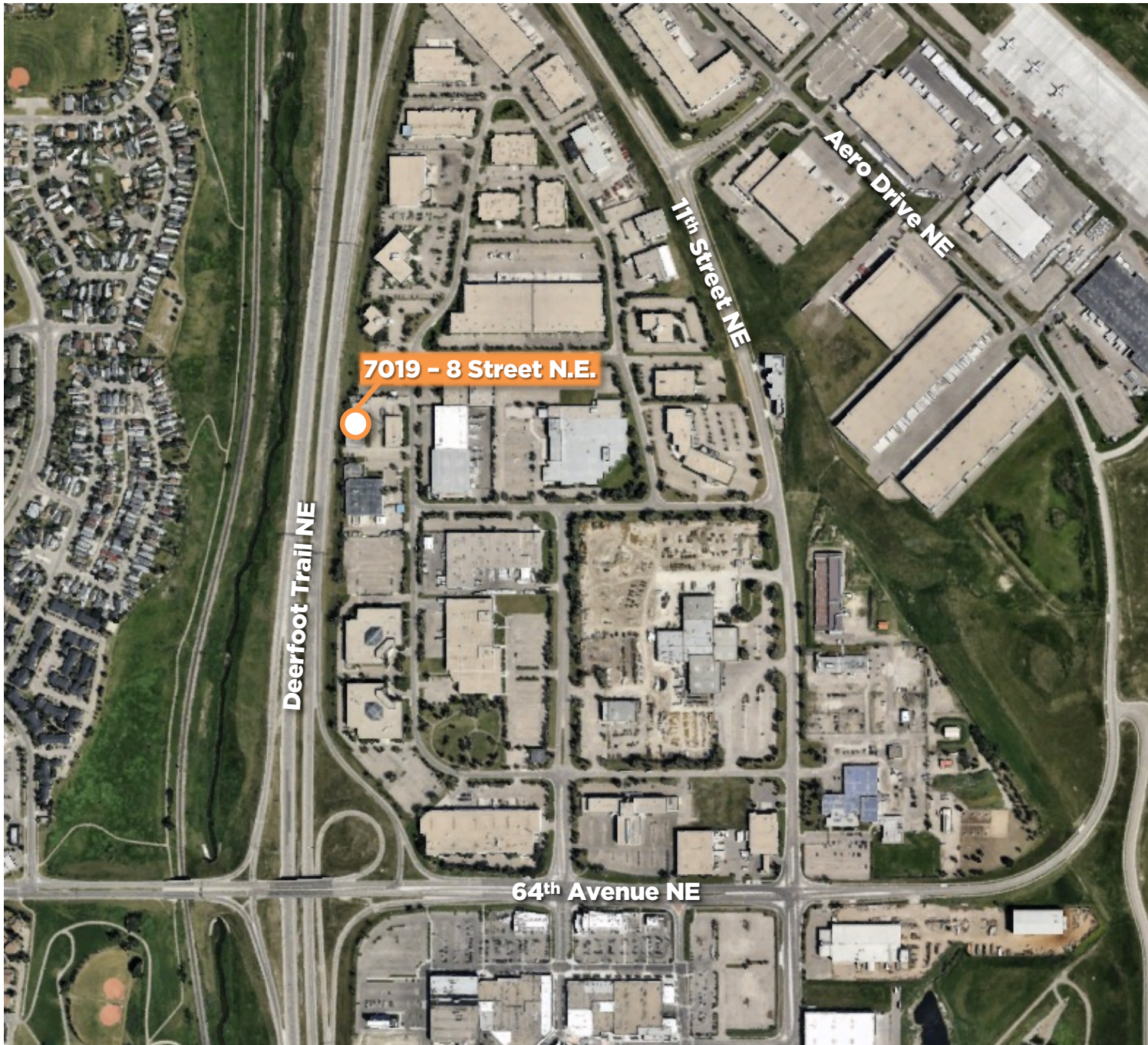


Loading Area



Outside Loading Area

LOCATION



Drive Times:

Deerfoot Trail SE: **3 minutes**

Stoney Trail: **7 minutes**

Calgary Airport: **10 minutes**

Nearby Amenities

Easy accessibility and close proximity to:



Banks & financial institutions



Restaurants & fast food



fuel/charging stations



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