

For Sublease

7110 44 Street SE
Calgary, Alberta

±3,500 SF Cross-Dock Facility



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**AVISON
YOUNG**

7110

44 Street SE

Calgary, Alberta

ADDRESS	7110 44 Street SE, Calgary, AB
DISTRICT	Foothills
ZONING	Industrial-General (I-G)
SIZE	± 3,500 SF
LOADING	4 Dock Doors (8'x10')
POWER	TBV
AVAILABILITY	Immediately
SUBLEASE EXPIRY	September 30, 2029
SUBLEASE RENT	Market
OP. COSTS	\$7.42 (2025)

Property Details

Avison Young is pleased to present the opportunity to sublease ±3,500 SF of warehouse and office space with 4 dock loading doors. Located in the Foothills, the property has excellent access to Glenmore Trail, Deerfoot Trail, and Stoney Trail.



Convenient access to major thoroughfares



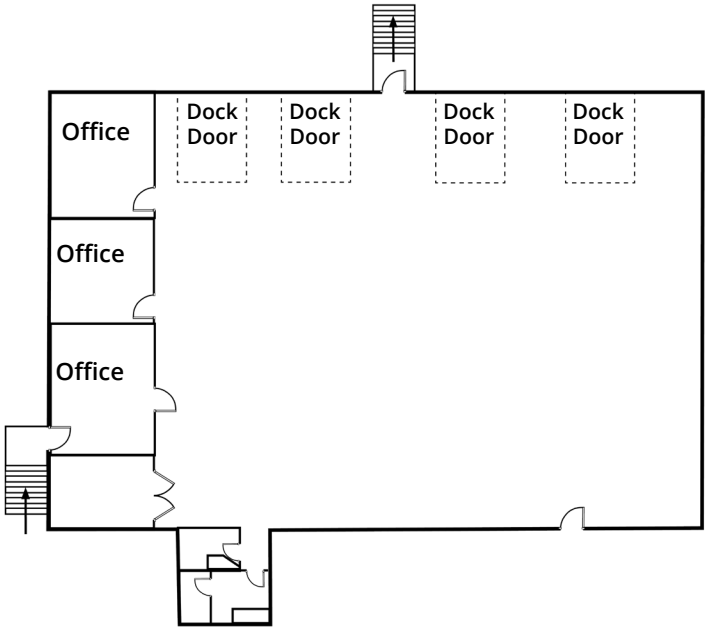
Large truck court, can accomodate 53' trucks

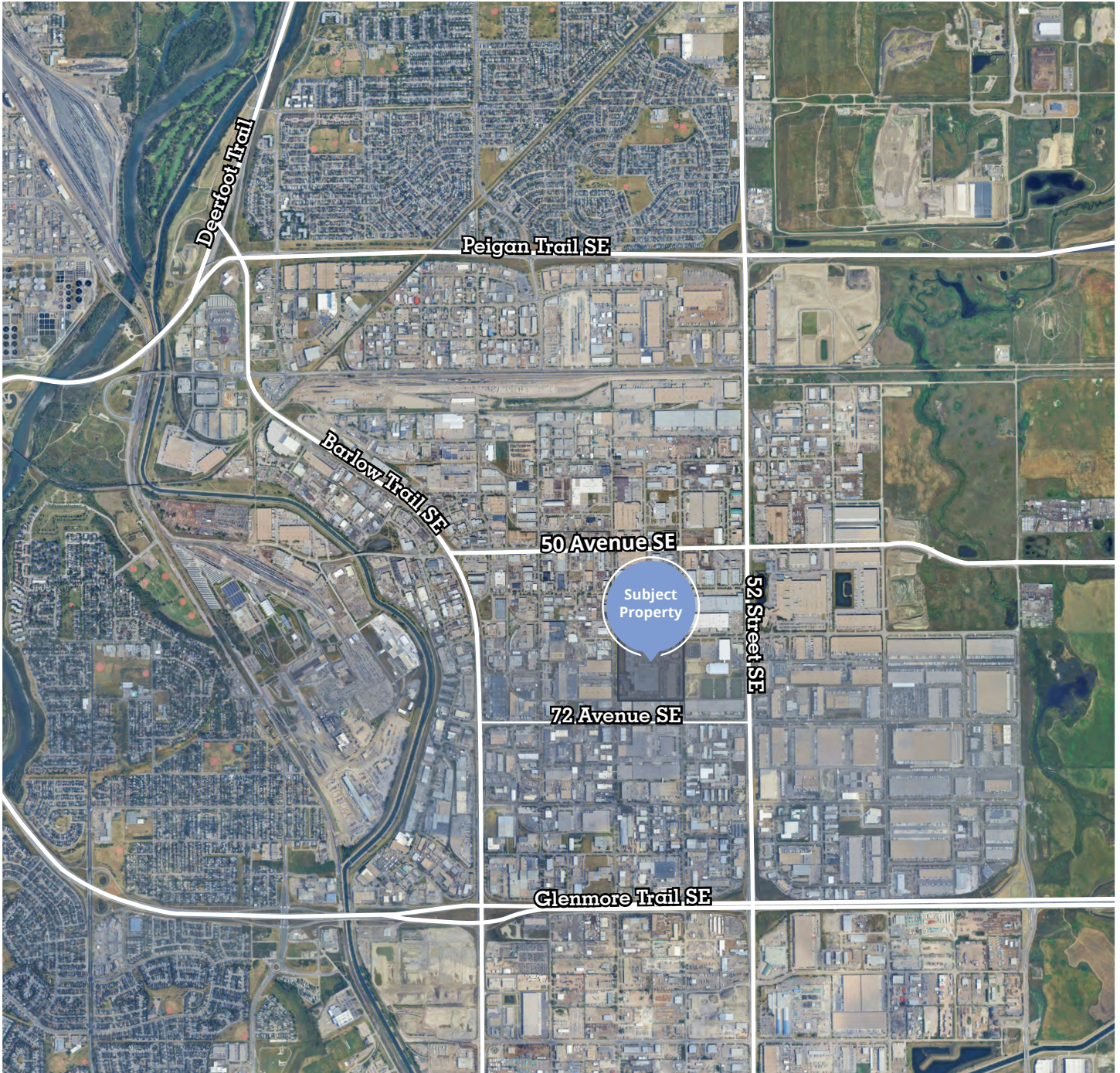


Ideal for cross-dock uses.

Floorplan

Office	± 500
Warehouse	± 3,000
Total	± 3,500





Contact for more information

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