

**REDUCED RATES**

**± 5,599 SF INDUSTRIAL BAY WITH DRIVE-IN LOADING**

**// Corner Unit with Excellent Exposure to Barlow Trail SE**



# FOR LEASE

**4041 74 Avenue SE, Units 11-12, Calgary, AB**

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# PROPERTY DETAILS



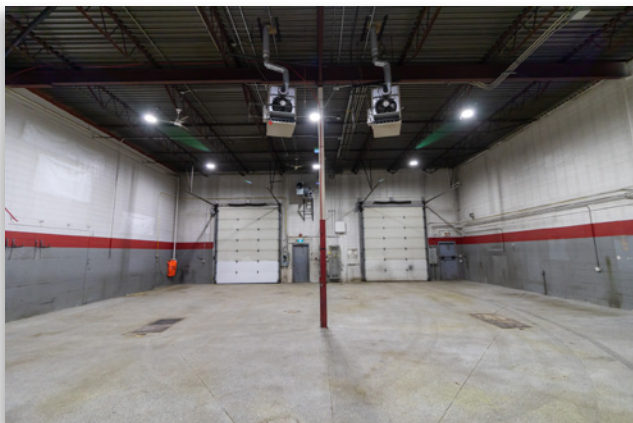
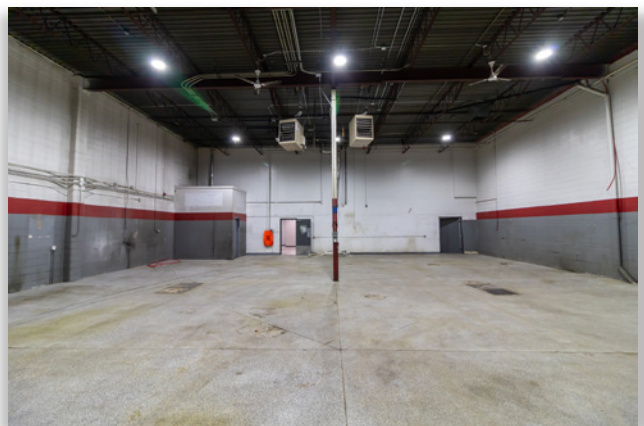
## PROPERTY OVERVIEW

|                                      |                                                                                          |
|--------------------------------------|------------------------------------------------------------------------------------------|
| <b>District:</b>                     | Foothills Industrial                                                                     |
| <b>Zoning:</b>                       | I-G (Industrial General)                                                                 |
| <b>Square Footage Breakdown:</b>     |                                                                                          |
| <b>Office:</b>                       | ± 2,240 SF                                                                               |
| <b>Warehouse</b>                     | ± 3,359 SF                                                                               |
| <b>Total:</b>                        | <b>± 5,599 SF</b>                                                                        |
| <b>Optional Second Floor Office:</b> | ± 2,500 SF<br>(Available on June, 2026)                                                  |
| <b>Clear Height:</b>                 | 20' (TBV)                                                                                |
| <b>Loading:</b>                      | 2 Drive-in (12' w x 14' h)                                                               |
| <b>Power:</b>                        | 100 Amps (TBV)                                                                           |
| <b>Lease Rate:</b>                   | Reduced Rates<br>\$14.50 PSF–<br><b>\$13.50 PSF</b><br>(± \$9,000 + Utilities per month) |
| <b>Op’s Costs (Est. 2026):</b>       | \$5.85 PSF                                                                               |
| <b>Availability:</b>                 | Immediate                                                                                |

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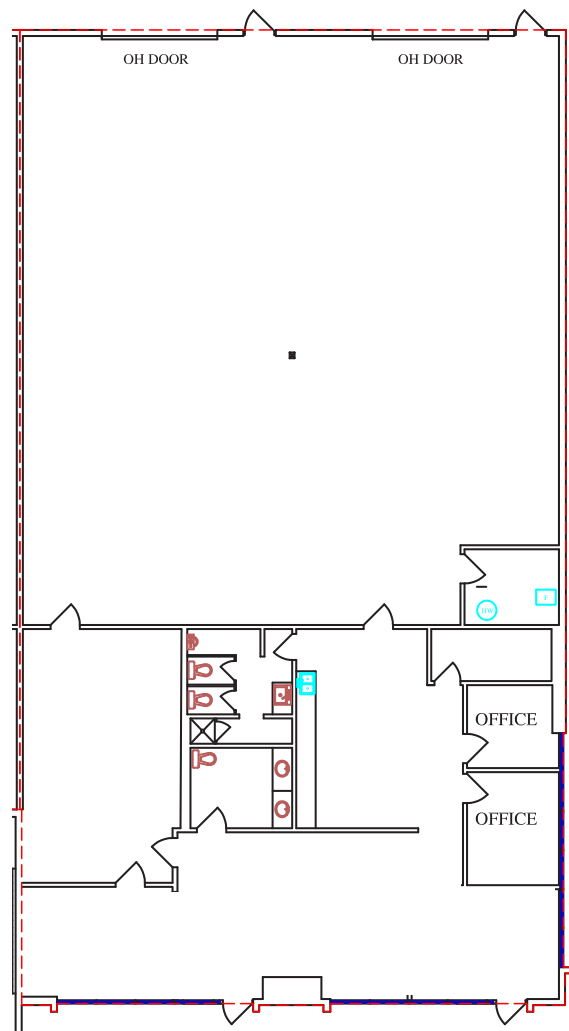
- Excellent corner unit with direct exposure onto Barlow Trail SE
- Office area includes front reception/showroom, 2 private offices, open concept area, kitchenette area and two washrooms
- Wide warehouse area, which includes two drive-in doors
- Optional ± 2,500 SF second floor office available
- 6 reserved parking stalls
- Direct exposure to Barlow Trail NE
- Close proximity to Glenmore Trail SE, Deerfoot Trail SE and Stoney Trail SE

# PICTURES

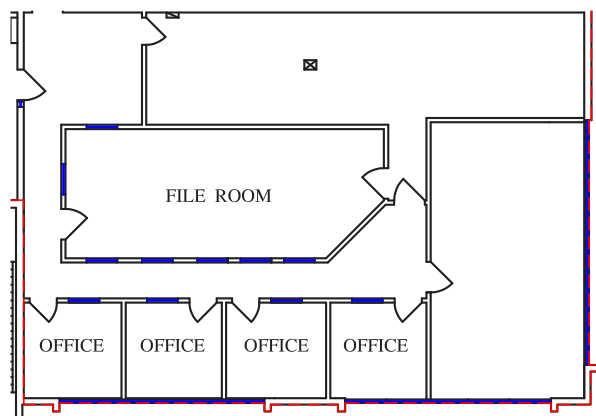


# FLOOR PLAN

**Units 11 - 12**  
(± 5,599 SF)



**Optional Second Floor**  
(± 2,500 SF)



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



## Drive Times

|                   |            |
|-------------------|------------|
| Deerfoot Trail SE | 6 minutes  |
| Stoney Trail SE:  | 8 minutes  |
| Downtown Calgary: | 13 minutes |

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