

# For Sublease

**7110** 44 Street SE  
Calgary, Alberta

±3,500 SF Cross-Dock Facility



**Cody Arseneault**, Associate  
403 819 4400  
cody.arseneault@avisonyoung.com

**Tyler Wellwood**, Principal  
403 232 4386  
tyler.wellwood@avisonyoung.com

**AVISON  
YOUNG**

# 7110 44 Street SE

Calgary, Alberta

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



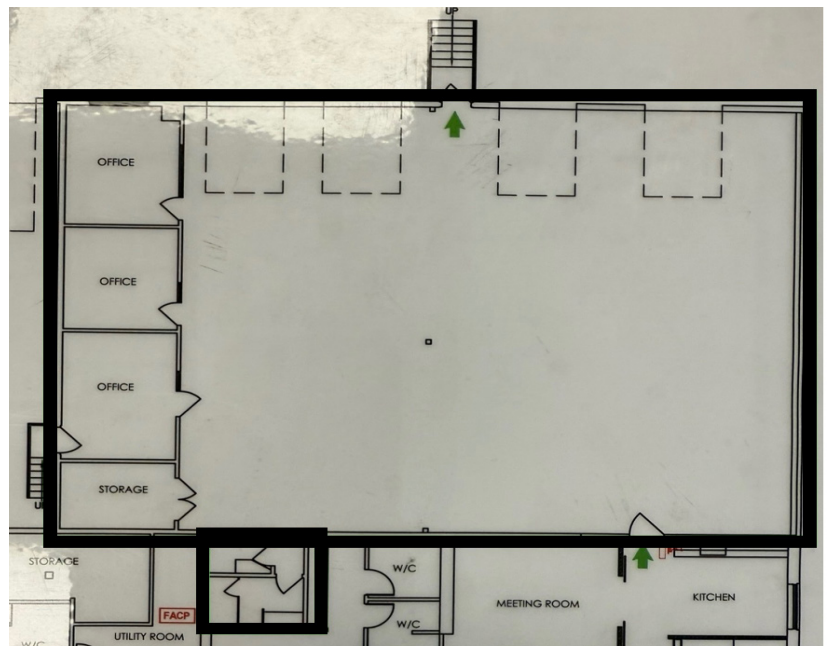
Large truck court, can accommodate 53' trucks



Ideal for cross-dock uses.

## Floorplan

<b>Office</b>	± 500
<b>Warehouse</b>	± 3,000
<b>Total</b>	± 3,500





Contact for more information

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Suite 4300 - 525 8 Avenue SW  
Calgary, AB T2P 1G1, Canada

**avisonyoung.ca**

