



7139 - 44th Street SE, Unit 116 | Calgary, AB

Foothills Warehouse Available **for Sublease**

Paul Marsden

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Sam Binfet

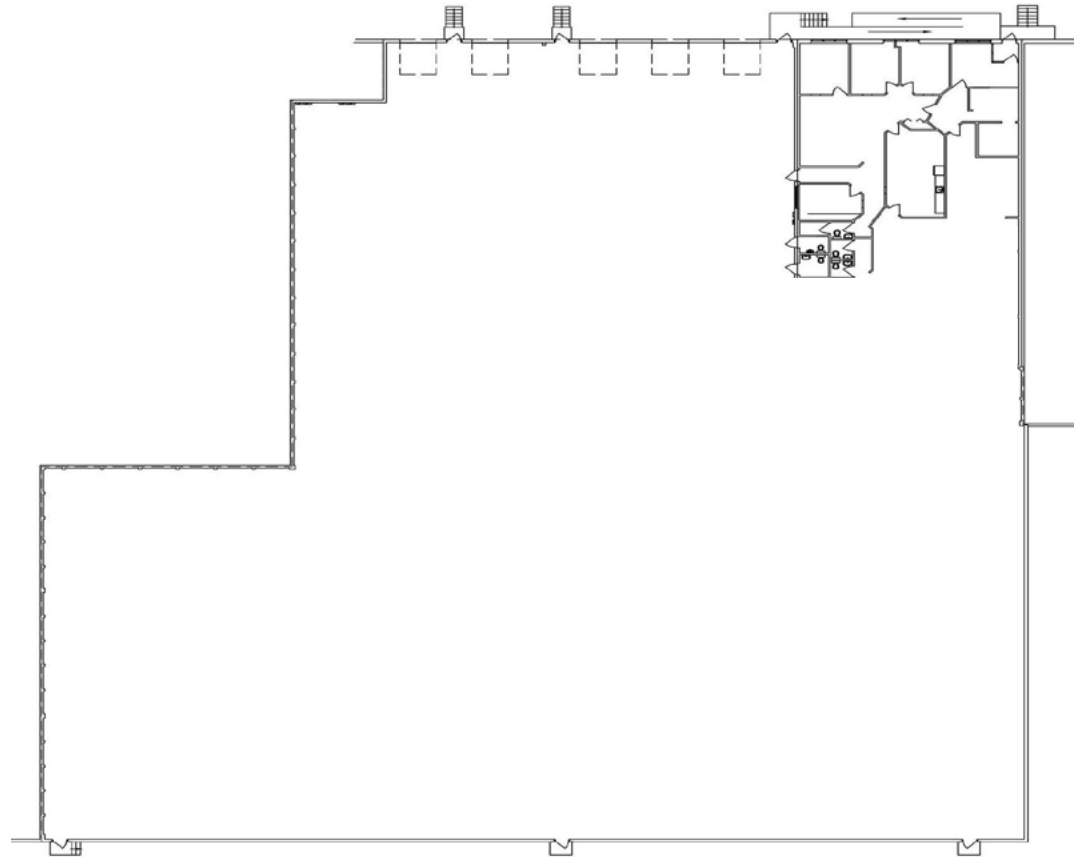
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Property Overview

District	Foothills
Zoning	I-G, Industrial General
Year Built	1997
Total Available Area	±43,395 SF
Warehouse Area	±40,330 SF
Office Area	±3,065 SF
Ceiling Height	28' Clear
Loading	5 (8'x10') Dock Doors
Power	200 Amp, 600 Volt (TBV)
Asking Sublease Rate	Market
Sublease Expiry	May 31, 2033
Operating Costs	\$4.56 PSF (est. 2025)
Availability	Immediate

Floor Plan

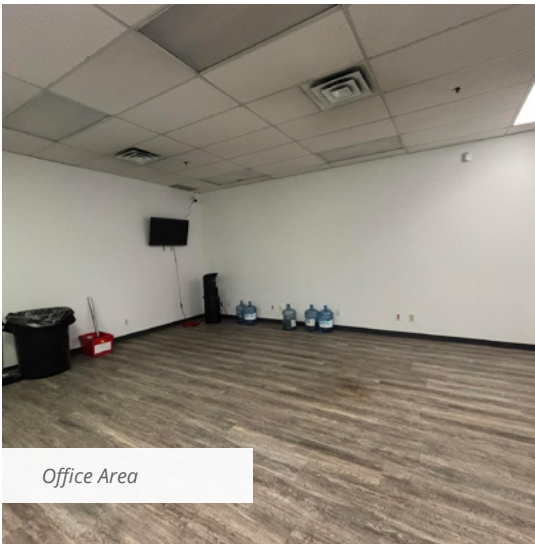




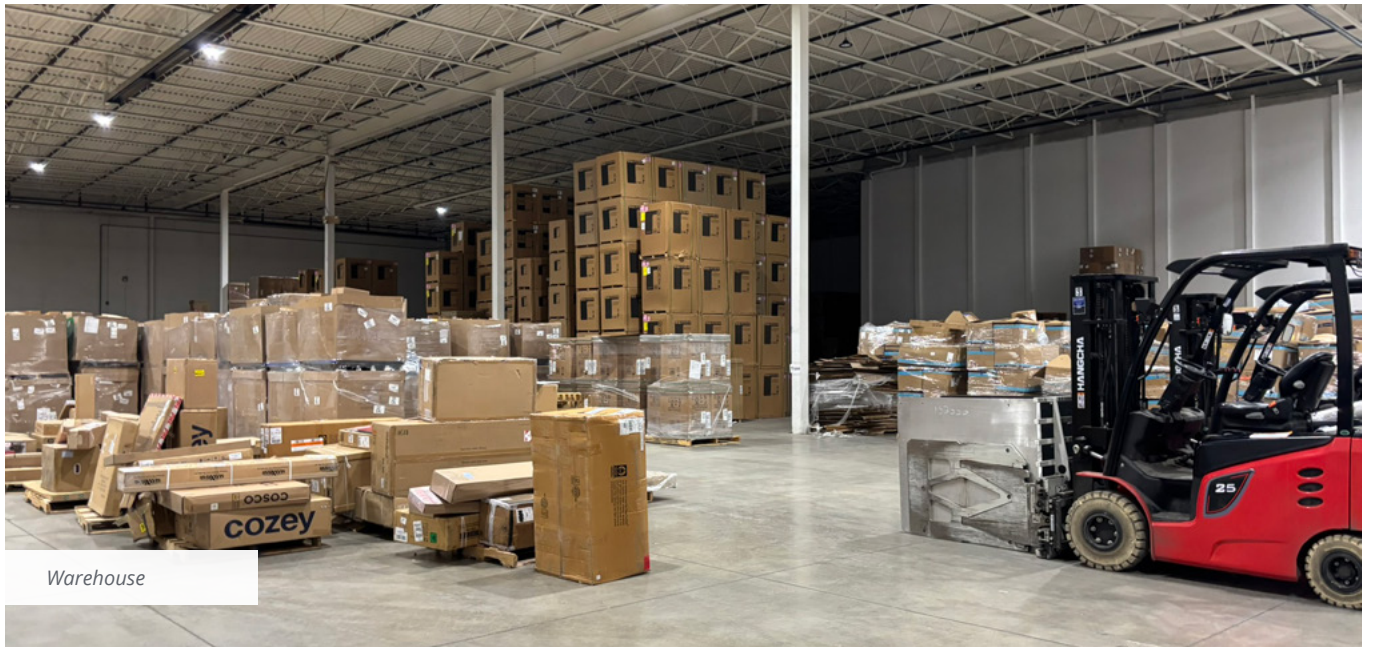
Kitchen



Loading



Office Area



Warehouse



Logistics



Warehouse



Downtown YYC
11.6 km | 14 min

YYC Airport
22.1 km | 22 min

Barlow Trail SE



72nd Avenue SE

52nd Street SE

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