

SHORT TERM LEASE | ± 5,073 SF INDUSTRIAL BAY

// 2 Dock doors and Optional Fenced Yard



FOR SUB-SUBLEASE

7026 30 Street SE, Calgary, AB

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PROPERTY DETAILS



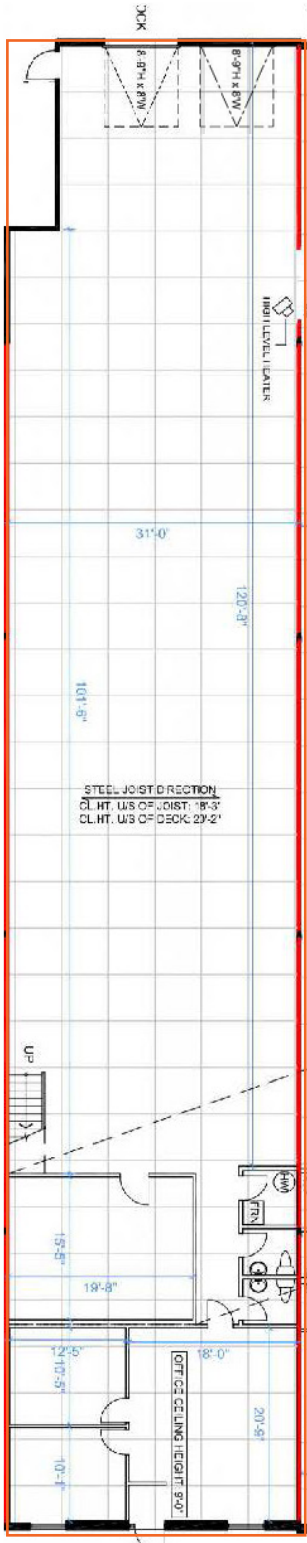
PROPERTY OVERVIEW

District:	Foothills Industrial
Zoning:	I-G (Industrial General)
Square Footage Breakdown:	
Office:	± 1,100 SF
Warehouse	± 3,973 SF
Total:	± 5,073 SF
Clear Height:	18'
Loading:	2 Dock doors (8'w x 10'h)
Power:	100 Amps (TBV)
Sub-Sublease Rate:	\$11.50 PSF (Est. \$7,600/month + Utilities)
Op's Costs (Est. 2025):	\$6.41 PSF
Sub-Sublease Term:	3 months or until July 31, 2026
Sub-Sublease Expiry:	July 31, 2026
Availability:	April 1, 2026

PROPERTY OVERVIEW

- Short term lease available as short as 3 months or until July 31, 2026
- 5,073 SF industrial bay with two dock doors
- Optional fenced yard available at an additional cost
- Front reception/showroom with two private offices, and two washrooms
- Storage room in warehouse
- 335 SF bonus storage mezzanine
- 53' foot marshalling area
- Direct exposure to Barlow Trail NE
- Close proximity to Glenmore Trail SE, Deerfoot Trail SE and Stoney Trail SE

FLOOR PLAN



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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