

INDUSTRIAL BAY WITH
DOCK LOADING
// ± 6,400 SF – 12,800 SF

FOR LEASE

7519 30 Street SE, Bays F & G, Calgary, AB



Lead Broker

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PROPERTY HIGHLIGHTS



- Excellent central Foothills location
- LED lighting recently installed throughout office and warehouse
- Marshalling for 53' trailers
- Scramble parking
- Immediate access to 30th Street SE, Glenmore Trail and Barlow Trail SE
- Two access points to yard

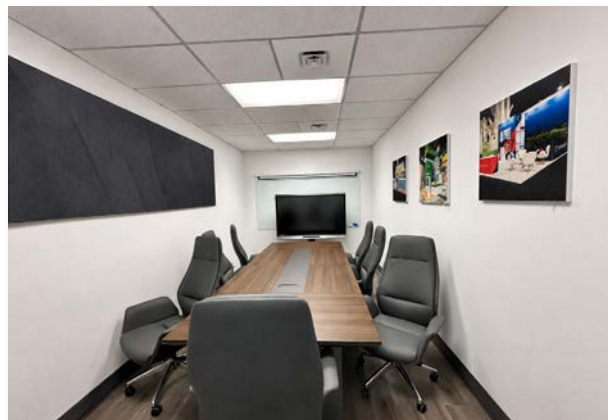
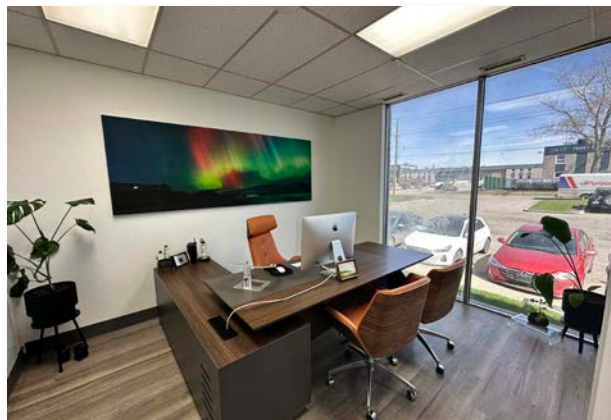
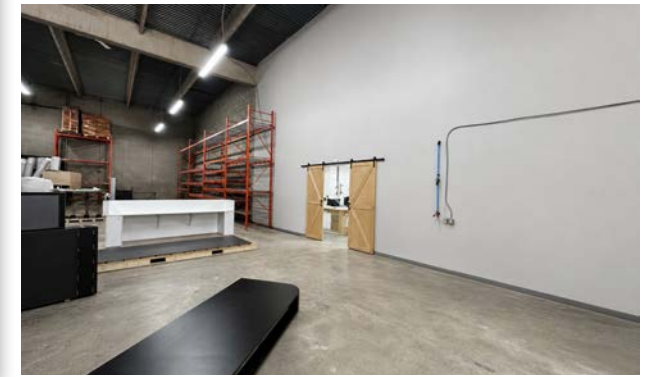
***Side yard NOT available.**

PROPERTY OVERVIEW

Address:	7519 30 Street SE, Bays F & G, Calgary
District:	Foothills Industrial
Zoning:	Industrial General (I-G)
Total Square Footage:	± 6,400 SF - 12,800 SF
Clear Height:	24'
Loading:	2 Front Dock (12'w x 12'l)
Power:	200 Amps / Bay

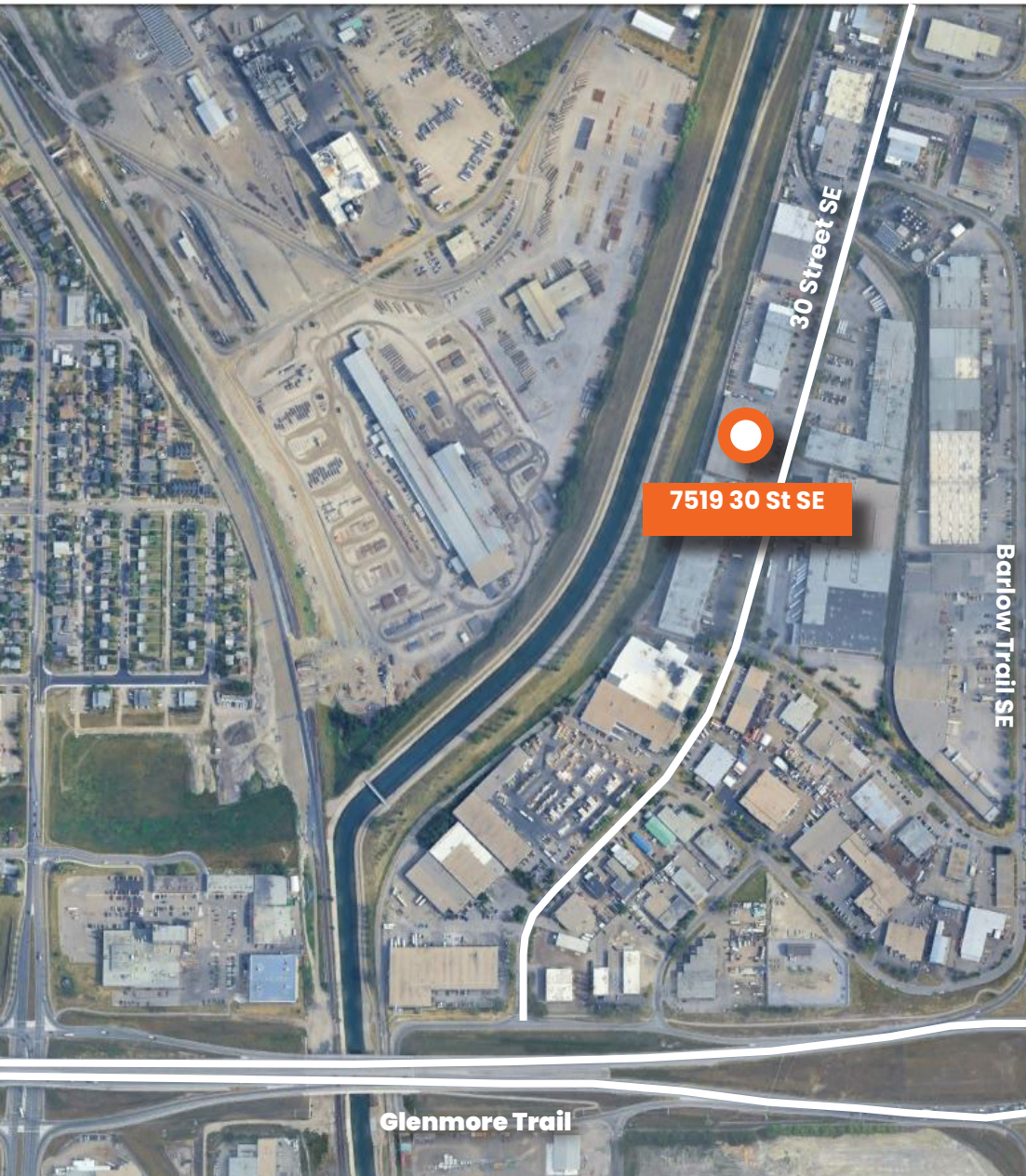
Lease Rate:	Please contact agent
Operation Costs:	\$3.86 PSF (2026)
Availability:	Immediate

INTERIOR FEATURES //



**Some photos have been digitally altered.*

LOCATION



Drive Times:

Glenmore Trail SE: **2 minutes**

Deerfoot Trail SE: **7 minutes**

Stoney Trail: **8 minutes**

Downtown YYC: **12 minutes**

Calgary Airport: **20 minutes**

Nearby Amenities

Easy accessibility & close proximity to:



Auto Route



restaurants
& fast food

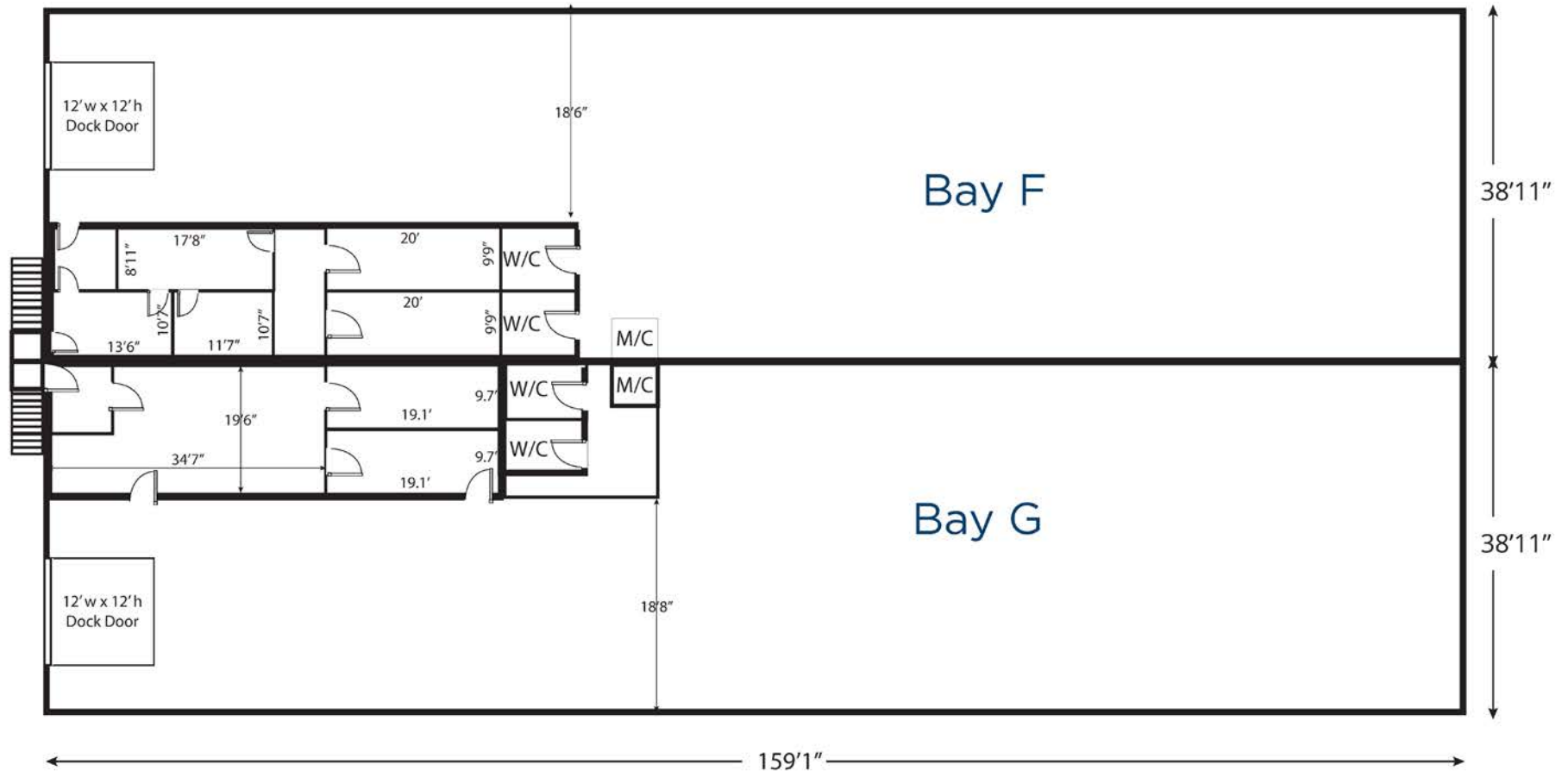


fuel / charging
stations



Prime Industrial
park location

FLOOR PLANS



Total Area: ± 6,400 SF – 12,800 SF



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