

FOR LEASE

4380 - 76th Avenue SE
Bay 1 & 2
Calgary, AB



Foothills

PROPERTY OVERVIEW

Approximately 6,600 square feet of warehouse and office space available for lease in Calgary's southeast Foothills industrial district. This end-cap unit is located within a multi-tenant building and offers a functional layout suited to a variety of business uses.

The property benefits from excellent connectivity, with quick access to Barlow Trail SE, Glenmore Trail, and 52nd Street SE, providing convenient access throughout Calgary and the surrounding area.

Highlights:

- Easy access to Barlow Trail SE, Glenmore Trail, and 52nd Street SE
- Wide bay with minimal columns
- Private offices, reception area, boardroom and staff kitchen/lunchroom
- Ample front row parking
- Bonus second-floor storage mezzanine

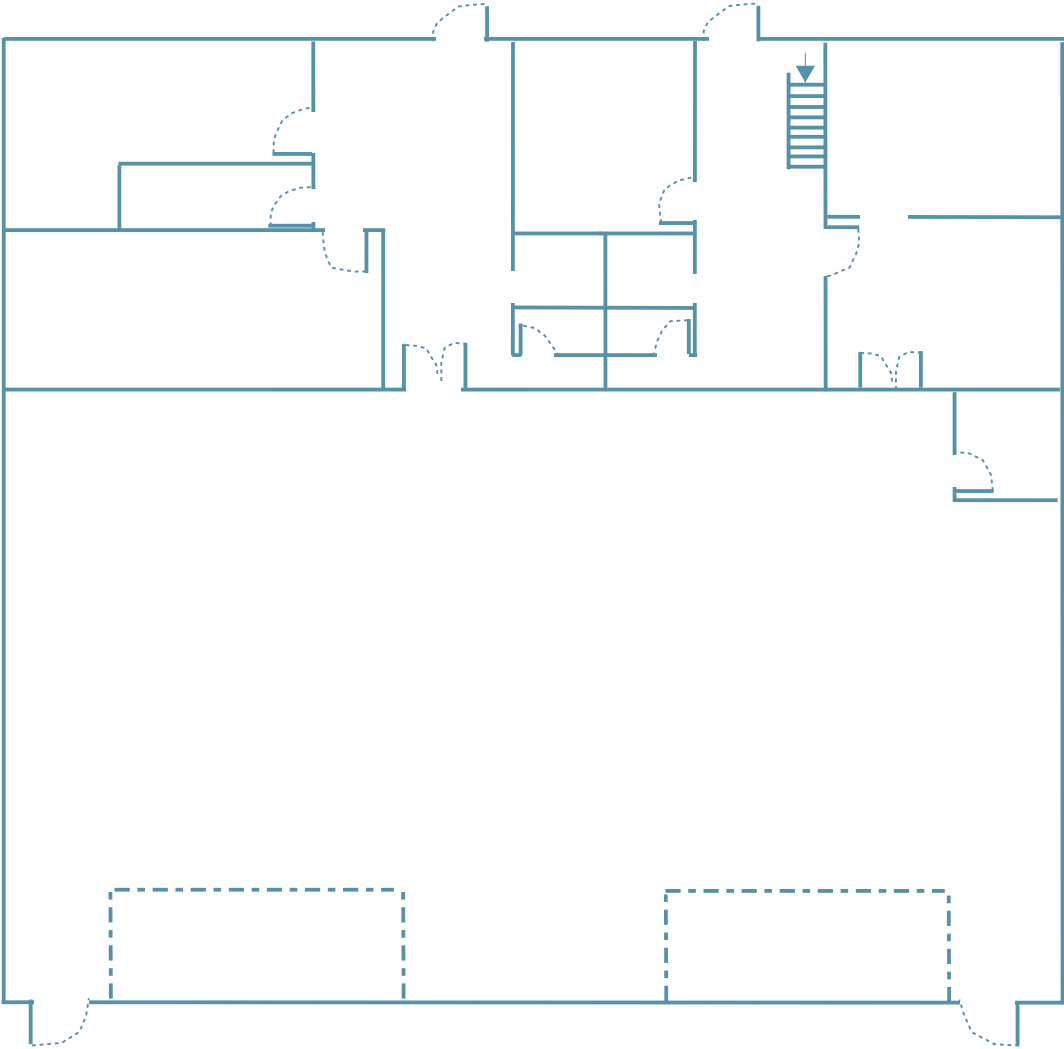


BUILDING SPECIFICATIONS

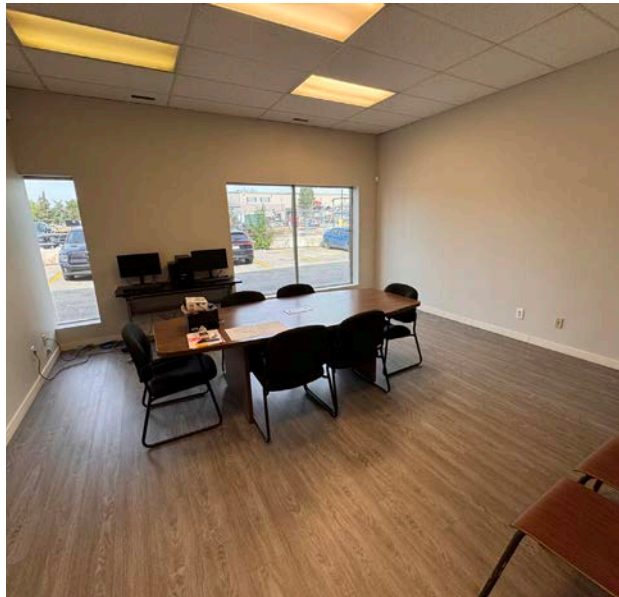
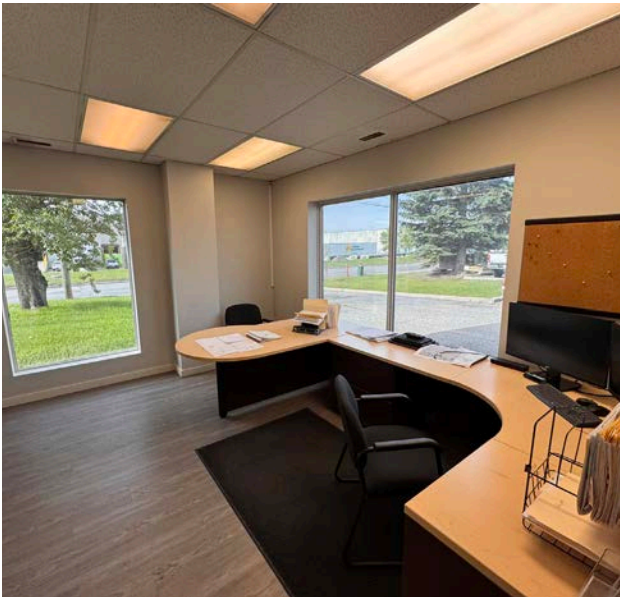
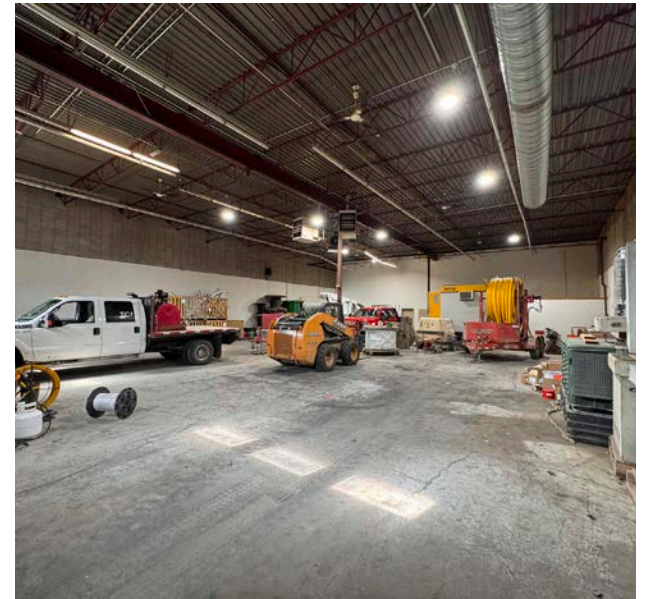
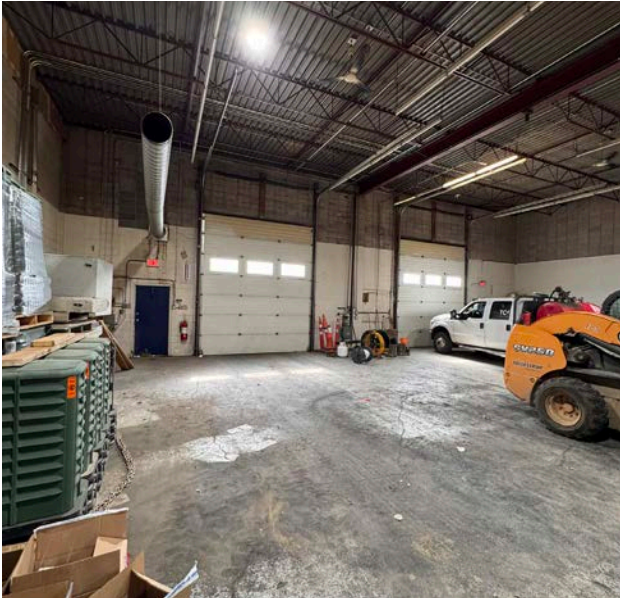
District	Foothills
Zoning	I-G, Industrial General
Year Built	1980
Total Area	±6,600 SF
Office Area	±1,800 SF
Warehouse Area	±4,800 SF
Loading	2 Drive-In Doors (12'x14')
Lighting	LED
Ceiling Height	18' Clear
Power	200 Amp, 600 Volt (TBV)
Asking Lease Rate	\$13.00 PSF
Operating Costs	\$7.46 PSF (est. 2026)
Available	August 1, 2026



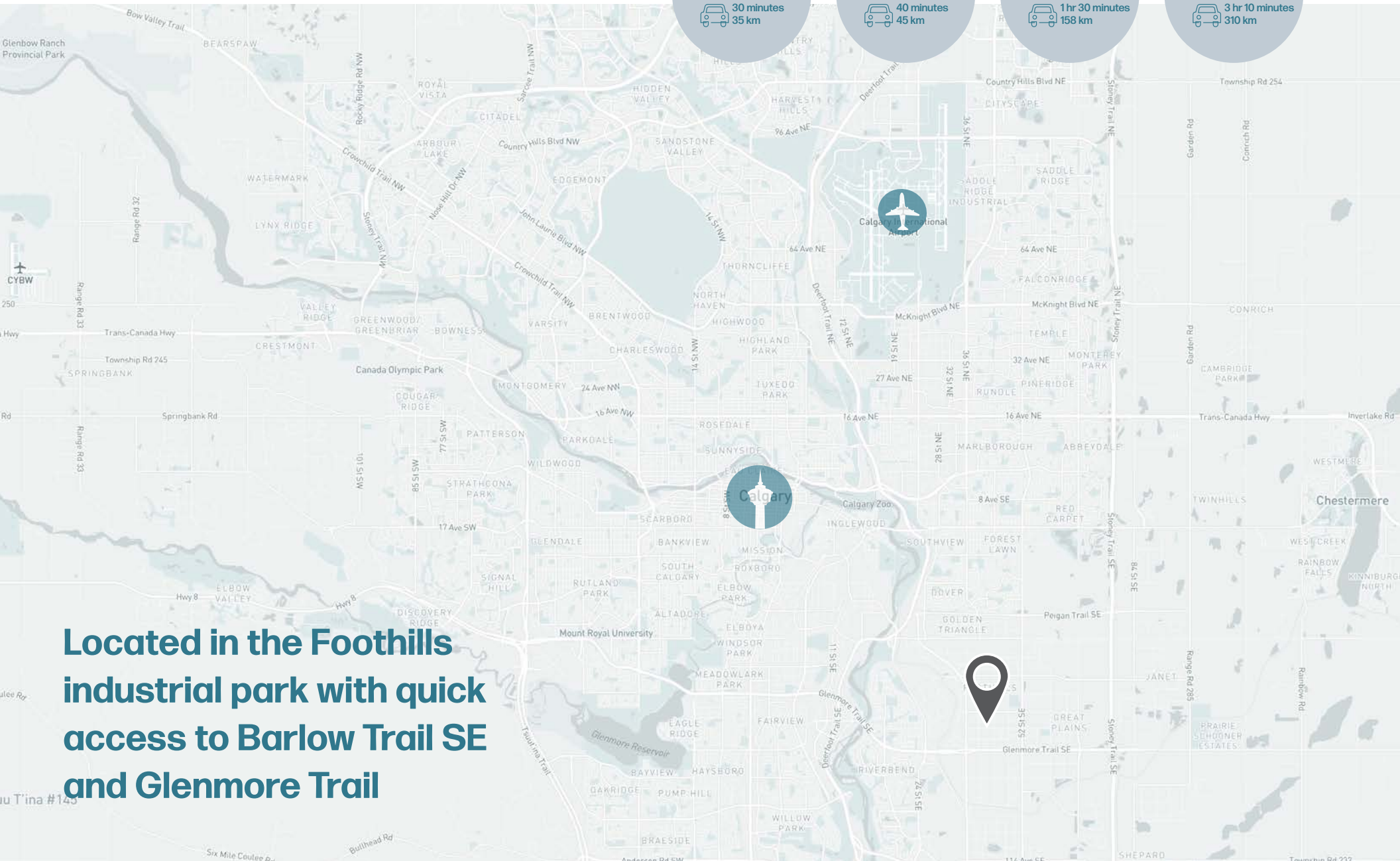
FLOOR PLAN



PROPERTY PHOTOS



PROPERTY LOCATION



BALZAC
30 minutes
35 km

AIRDRIE
40 minutes
45 km

RED DEER
1 hr 30 minutes
158 km

EDMONTON
3 hr 10 minutes
310 km

Located in the Foothills industrial park with quick access to Barlow Trail SE and Glenmore Trail



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