

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

FOR LEASE

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



Lead Broker

ERIK DOBROVOLSKY Vice President | Associate
403.613.7161 | edobrovolsky@cdnglobal.com

TATE ARONOVICH | Associate
403.689.1079 | tate@cdnglobal.com

CDN Global Advisors Ltd. 520 5 Ave SW, Suite 1910
Calgary, AB, Canada T2P 3R7 www.cdnglobal.com

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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

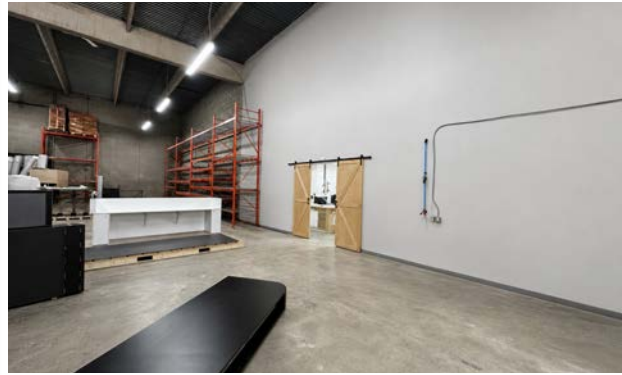
***Side yard NOT available.**

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

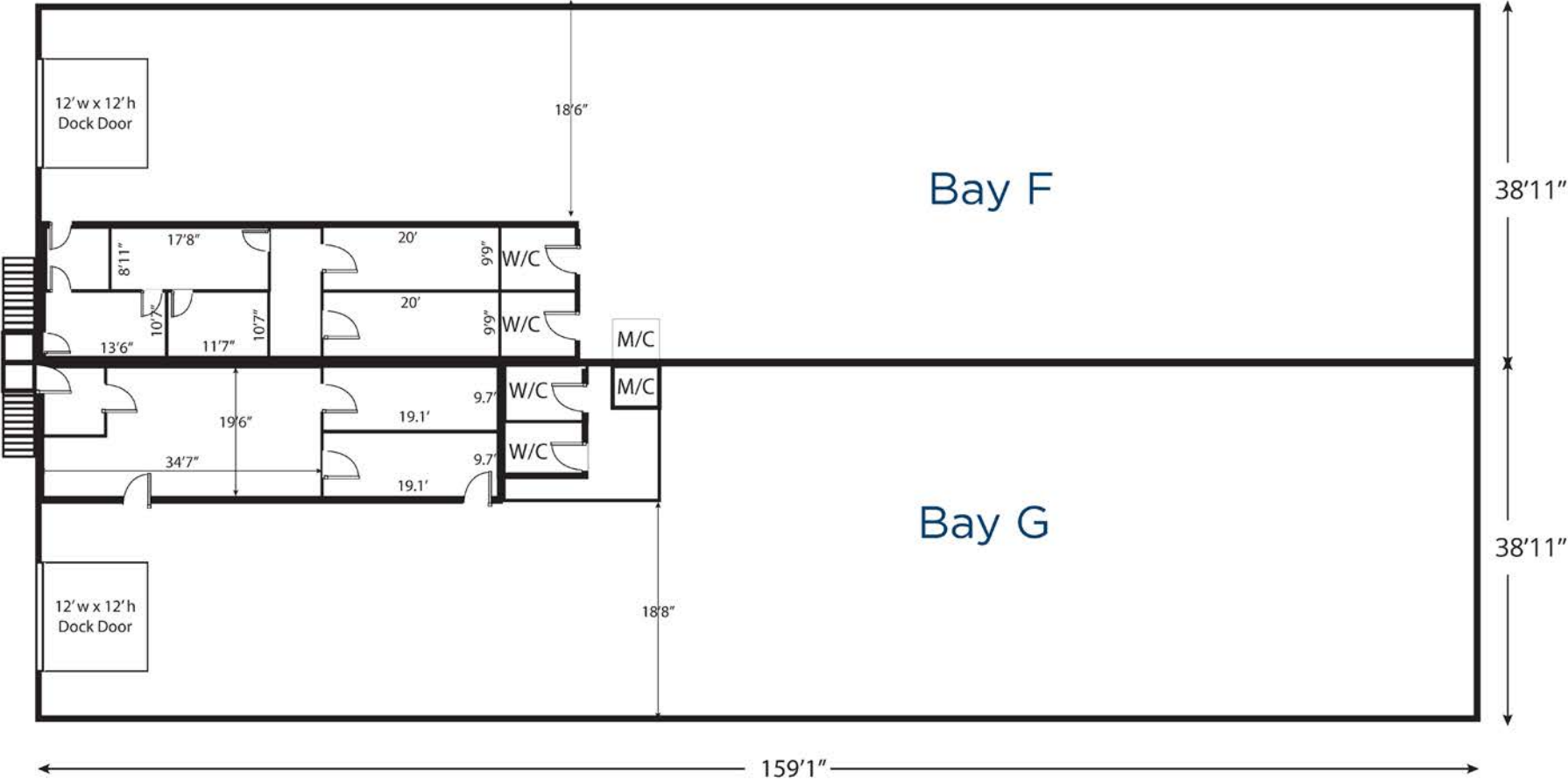


fuel / charging stations



Prime Industrial park location

FLOOR PLANS



Total Area: ± 6,400 SF - 12,800 SF



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