

± 2,700 SF INDUSTRIAL BAY WITH DRIVE-IN LOADING

// Excellent Exposure to Barlow Trail SE



# FOR LEASE

4041 74 Avenue SE, Unit 7, Calgary, AB

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# PROPERTY DETAILS



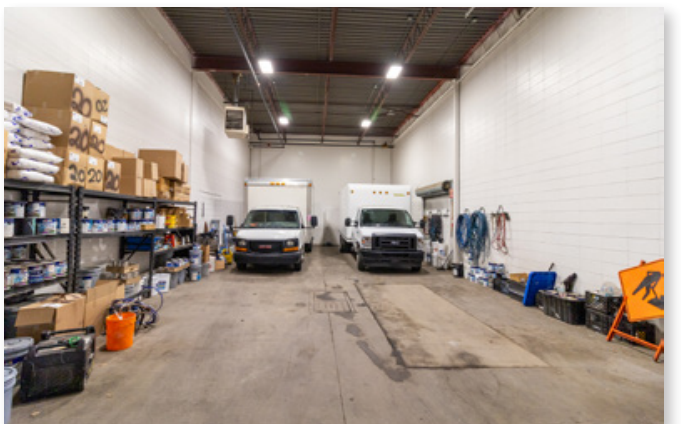
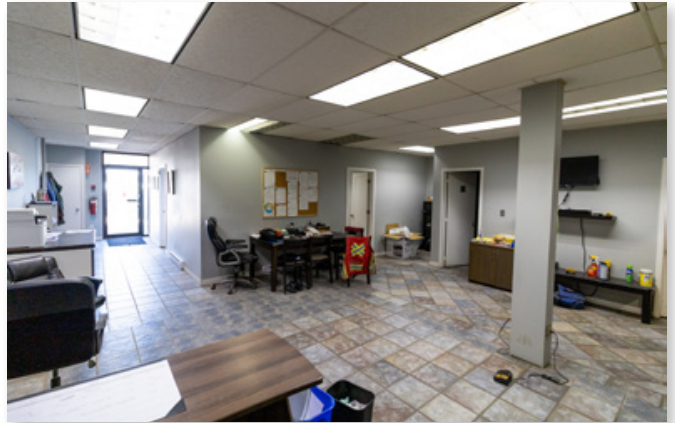
## PROPERTY OVERVIEW

<b>District:</b>	Foothills Industrial
<b>Zoning:</b>	I-G (Industrial General)
<b>Square Footage Breakdown:</b>	
<b>Office:</b>	± 1,000 SF
<b>Warehouse</b>	± 1,700 SF
<b>Total:</b>	<b>± 2,700 SF</b>
<b>Clear Height:</b>	20' (TBV)
<b>Loading:</b>	1 Drive-in (12' w x 14' h)
<b>Power:</b>	100 Amps (TBV)
<b>Lease Rate:</b>	\$13.50 PSF (\$4,400 + Utilities per month)
<b>Op's Costs (Est. 2026):</b>	\$5.85 PSF
<b>Availability:</b>	September 1, 2026

## PROPERTY OVERVIEW

- Rare small industrial corner in Foothills Industrial
- Direct exposure to Barlow Trail NE
- Office space includes with two private offices, open concept area, two washrooms with large warehouse component at the rear
- 1 Drive-in door (12'w x 14'h)
- Sump in warehouse
- 3 reserved parking stalls
- Close proximity to Glenmore Trail SE, Deerfoot Trail SE and Stoney Trail SE

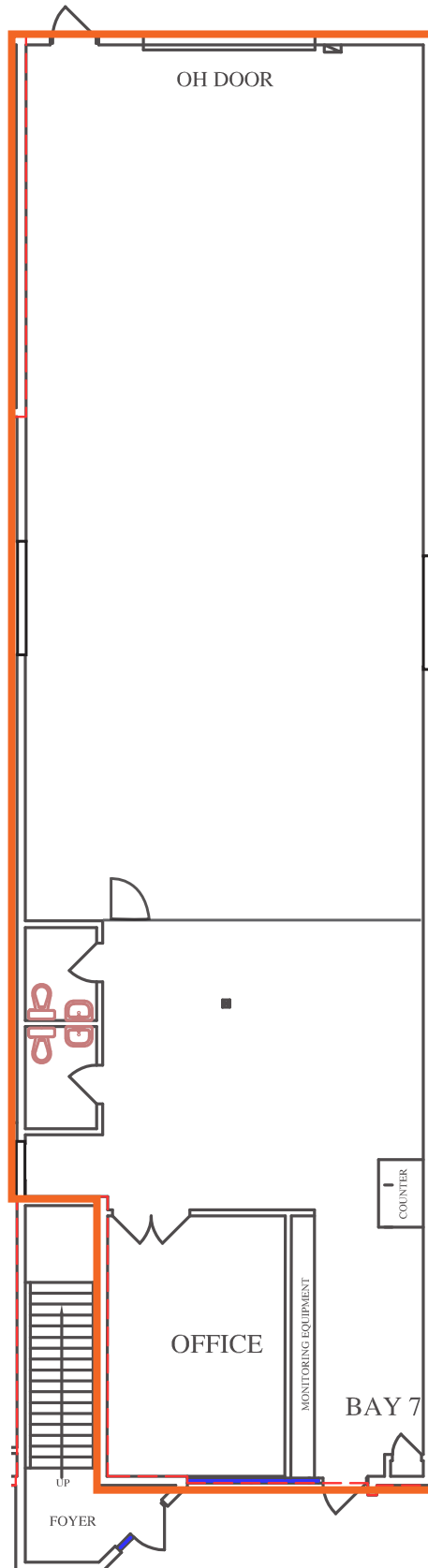
# PROPERTY PICTURES



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# FLOOR PLAN

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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	<b>6 minutes</b>
Stoney Trail SE:	<b>8 minutes</b>
Downtown Calgary:	<b>13 minutes</b>

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