

INDUSTRIAL BAY
// 3,500 SF with
Cross Dock
Functionality

FOR SUB-SUBLEASE

7110 44 Street SE, Calgary, AB



Lead Broker

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

JONATHAN STOCKDALE | Associate
403.371.3055 | jstockdale@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
- Marshalling for 53' trailers
- Scramble parking

PROPERTY OVERVIEW

Address:	7110 44 Street SE, Calgary
District:	Foothills Industrial
Zoning:	Industrial General (I-G)
Total Square Footage:	3,500 SF
Loading:	4 Dock Doors (8'w X 10'h)
Power:	(TBV)
Sub-Sublease Rate:	\$3,250 / month
Operating Costs:	\$7.42 PSF (est. tbv)
Availability:	Immediate

**Short term sub-sublease. Longer term extension available after Nov 2026*

Term Expiry:	November 30, 2026
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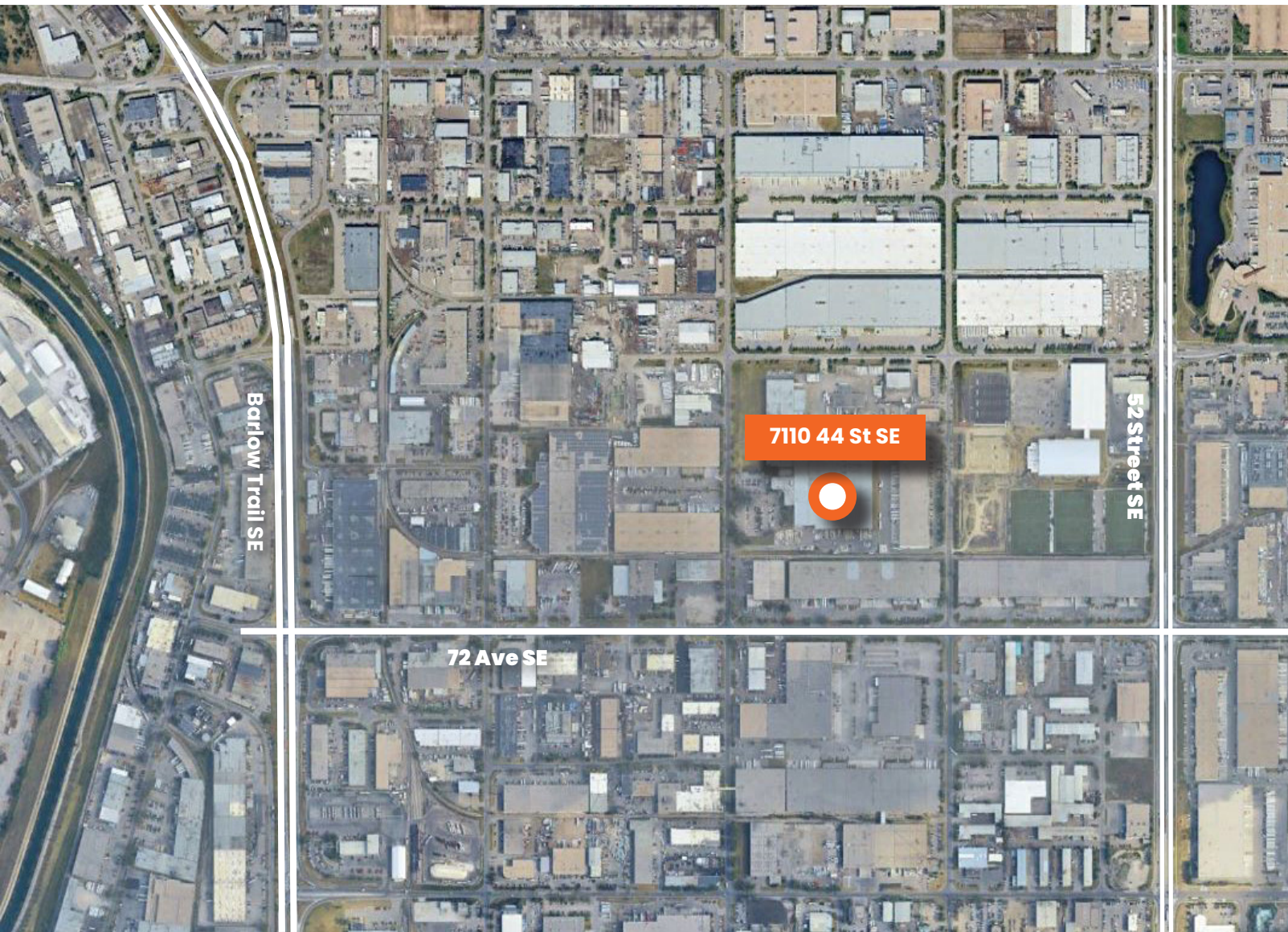
INTERIOR FEATURES //



LOCATION

Located in SE Calgary, Foothills Industrial district, with convenient access to major thoroughfares for shipping and distribution.

Successful Calgary businesses within the immediate area: **Scotts Pressure Wash, O.N.E. Transport Group, EMCO Plumbing Foothills, ESSO/HUSKY Cardlock, Tim Hortons, MTE Logistix, All Beef Catering and Smokehouse, Flying J Travel Center, and more.**



Drive Times:

Stoney Trail: **8 minutes**
Deerfoot Trail: **10 minutes**
Macleod Trail: **10 Minutes**
Calgary Airport: **23 minutes**

Nearby Amenities

Easy accessibility & close proximity to:



banks & financial services



restaurants & fast food



fuel / charging stations



Prime Industrial park location

FLOOR PLANS



// 3,500 SF

Notice: All floor plans, layouts, and dimensions are artistic concepts and not to scale.

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