

## **FOR SUBLEASE**

Industrial Warehouse
Bay 18, 4420 - 75th Ave SE
Calgary, AB

**Bay 18** 

Warehouse: **3,111 SF** +/-

### Occupancy: Immediate

Open warehouse with washroom.

Located two blocks east of Barlow Trail and north of Glenmore Trail. Approved for food handling (pre-packaged low risk foods only).



- One Drive In Loading Door (10'W x 14'H)
- Ceiling Height 17' Clear
- Base Rate: \$14.00/SF
- CAM Includes Utilities
- Zoning: I-G (General Industrial)
- Occupancy: Immediate
- Op Costs: CAM \$4.80/SF

Property Tax \$3.01/SF Total Op Costs \$7.81/SF





**Daniel Goldstrom,** Senior Associate, Partner, Director Cell: 403,809,8326

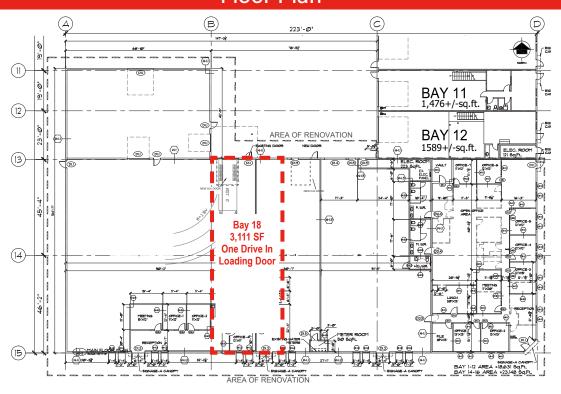
dgoldstrom@kdicommercial.com

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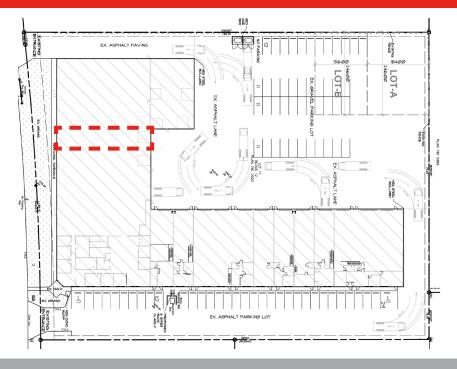
sseiler@kdicommercial.com

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#### Floor Plan



#### Site Plan

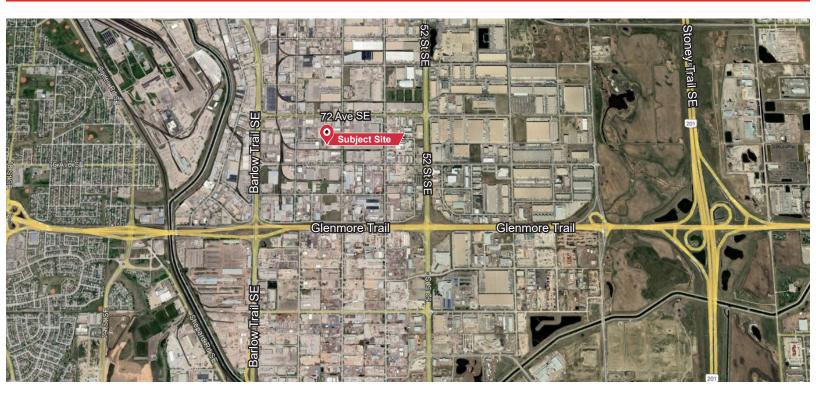




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#### Location







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