

**Unit 108, 4215 72 Avenue SE
Calgary, Alberta**

MLS # A2226975



\$13 per sq.ft.

Division:	Foothills
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	4,957 sq.ft.
Zoning:	-

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	N/A		

A 4,957 SF industrial bay is available in Foothills Industrial Park, conveniently located near Barlow Trail and 72 Avenue SE, with direct exposure to 72 Avenue SE. The property features 1,540 SF of office space spread across two floors and 3,417 SF of warehouse space. The main-floor office includes two private offices and a washroom, while the second floor provides three additional private offices. The warehouse space offers a 20' clear height, 100 amps of power (to be confirmed), a common loading area, one drive-in door (12 ft W x 14 ft H), and one dock door (12 ft W x 14 ft H). Additionally, the building is fully sprinklered. The lease rate is \$13.50 PSF, with operating costs estimated at \$5.28 PSF (to be verified), resulting in a total of \$18.78 PSF. The property will be available 90 days after a fully executed offer.