

7024-7026 30 Street SE
Calgary, Alberta

MLS # A2263194



\$7,500 per month

Division:	Foothills
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	5,073 sq.ft.
Zoning:	-
Addl. Cost:	-
Based on Year:	-
Utilities:	-
Parking:	-
Lot Size:	-
Lot Feat:	-

Heating: -
Floors: -
Roof: -
Exterior: -
Water: -
Sewer: -
Inclusions: N/A

For Sub-Sublease / Short-Term Lease: Approximately 5,073 sq. ft. industrial bay with optional yard space (additional costs) and direct exposure to Barlow Trail SE. The property is located in Foothills Industrial Park near Barlow Trail SE and 72 Avenue SE. Important Note: Please refer to the floor plan in the images. Either Option A (Unit 7026) or Option B (Unit 7024) is available, but not both contiguously. Option A (Unit 7026) has a total area of approximately 5,703 sq. ft., including about 1,110 sq. ft. of office space and 3,973 sq. ft. of warehouse space. The office area consists of a front reception area, two private offices, one warehouse office, and two washrooms. The warehouse area features 18 ft clear height, two dock doors (8 ft W x 10 ft H), and optional yard space at the rear (additional cost). Option B (Unit 7024) has a total area of approximately 5,073 sq. ft., with about 950 sq. ft. of office space and 4,123 sq. ft. of warehouse space. The office area includes a front reception/showroom, two private offices, and two washrooms. The warehouse features 18 ft clear height, one dock loading door (12 ft W x 14 ft H) with a 40,000 lb ramp, and optional yard space at the rear (additional cost). Both bays have a total power supply of 300 amps (to be verified) and access to a large truck marshalling area that accommodates 53 ft trailers. The monthly gross rent is estimated \$7,500 plus utilities for either Option A or Option B. Optional yard space is at an additional cost. The Sub-Sublease term expires on September 28, 2027. Shorter terms available. Availability is negotiable.