

7909 Flint Road SE, Unit 100

Calgary, Alberta

Cameron Woods

Vice President

+1 403 303 4562

cameron.woods@cbre.com

Kai Ravensbergen

Associate

+1 403 750 0525

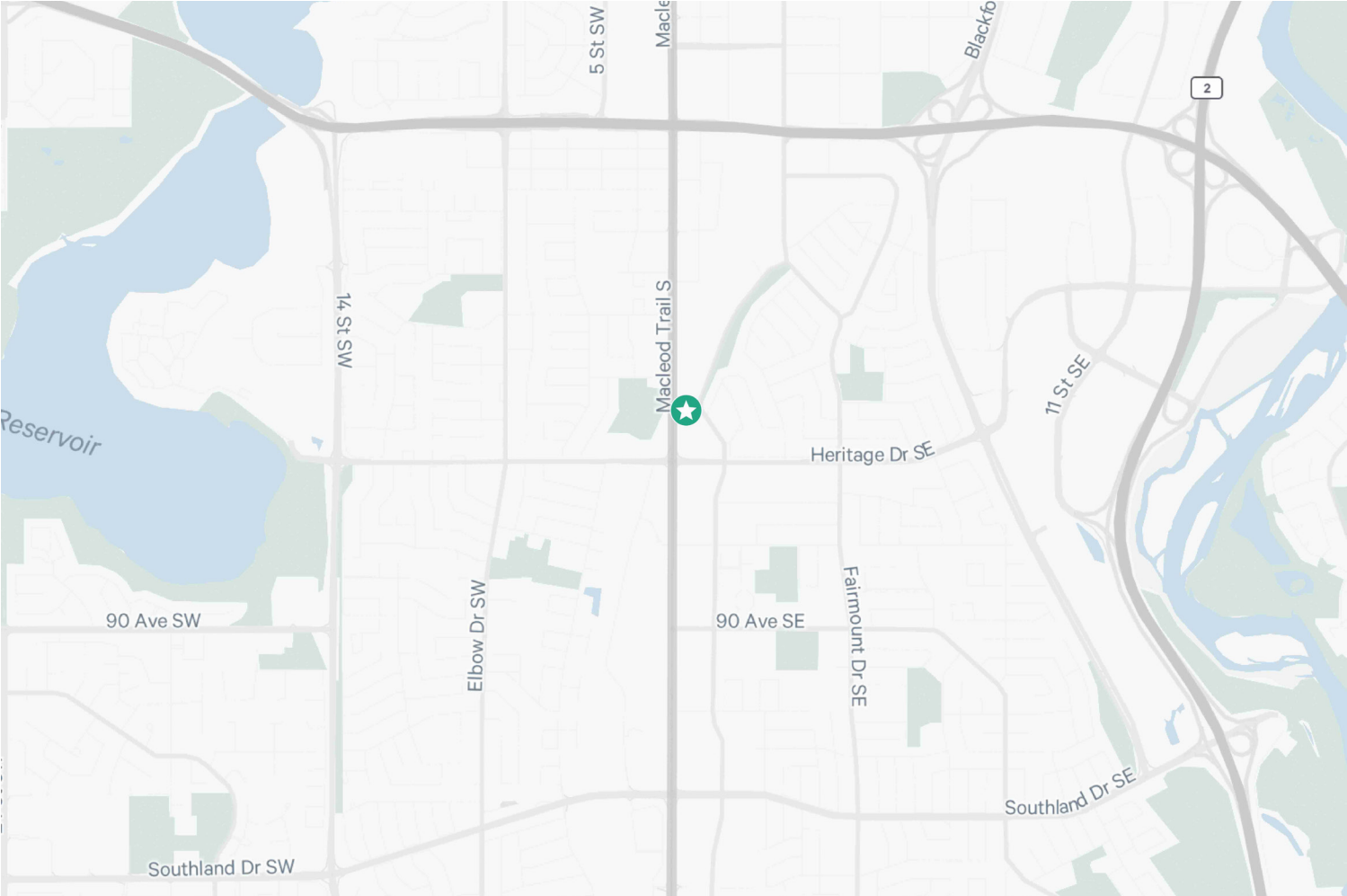
kai.ravensbergen@cbre.com

±7,259 SF Industrial Office and Warehouse Unit



7909 Flint Road SE, Unit 100

Calgary, Alberta | T2H 1G3



Rentable Area	Office:	±3,100 SF
	Warehouse:	±4,159 SF
	Total Rentable Area:	±7,259 SF
Zoning	I-C (Industrial-Commercial)	
Loading	1 x Drive-in (11'9"x13'11"), 1 x Dock w/ leveler (12'x14')	
Ceiling Height	19'5" to joist	
Operating Costs	\$8.32 PSF	
Lease Rate	Market	
Availability	July 1, 2025	

For Lease

I-C

Zoning

\$8.32

Operating Costs (PSF)

Market

Lease Rate (PSF)

Property Highlights

- +End-cap unit with a well built-out office space
- +I-C zoning, allowing for a wide range of uses
- +Dock and drive-in loading with ample loading room
- +Fenced yard area
- +Centrally located building with excellent access to Macleod Trail and Glenmore Trail
- +Rear exposure onto Macleod Trail SE



Rentable Area Breakdown

±3,100

Office (SF)

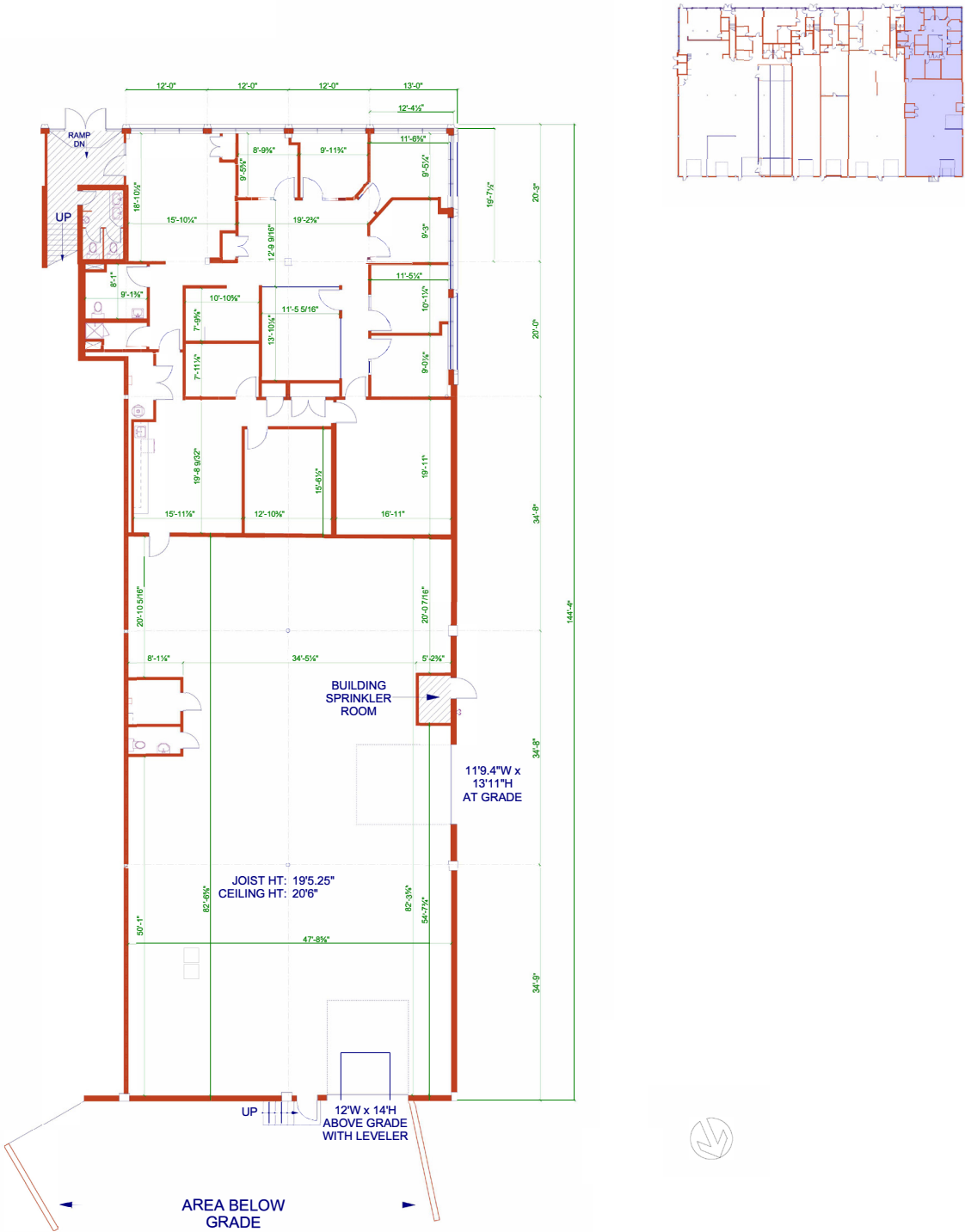
±4,159

Warehouse (SF)

±7,259

Total Rentable Area (SF)

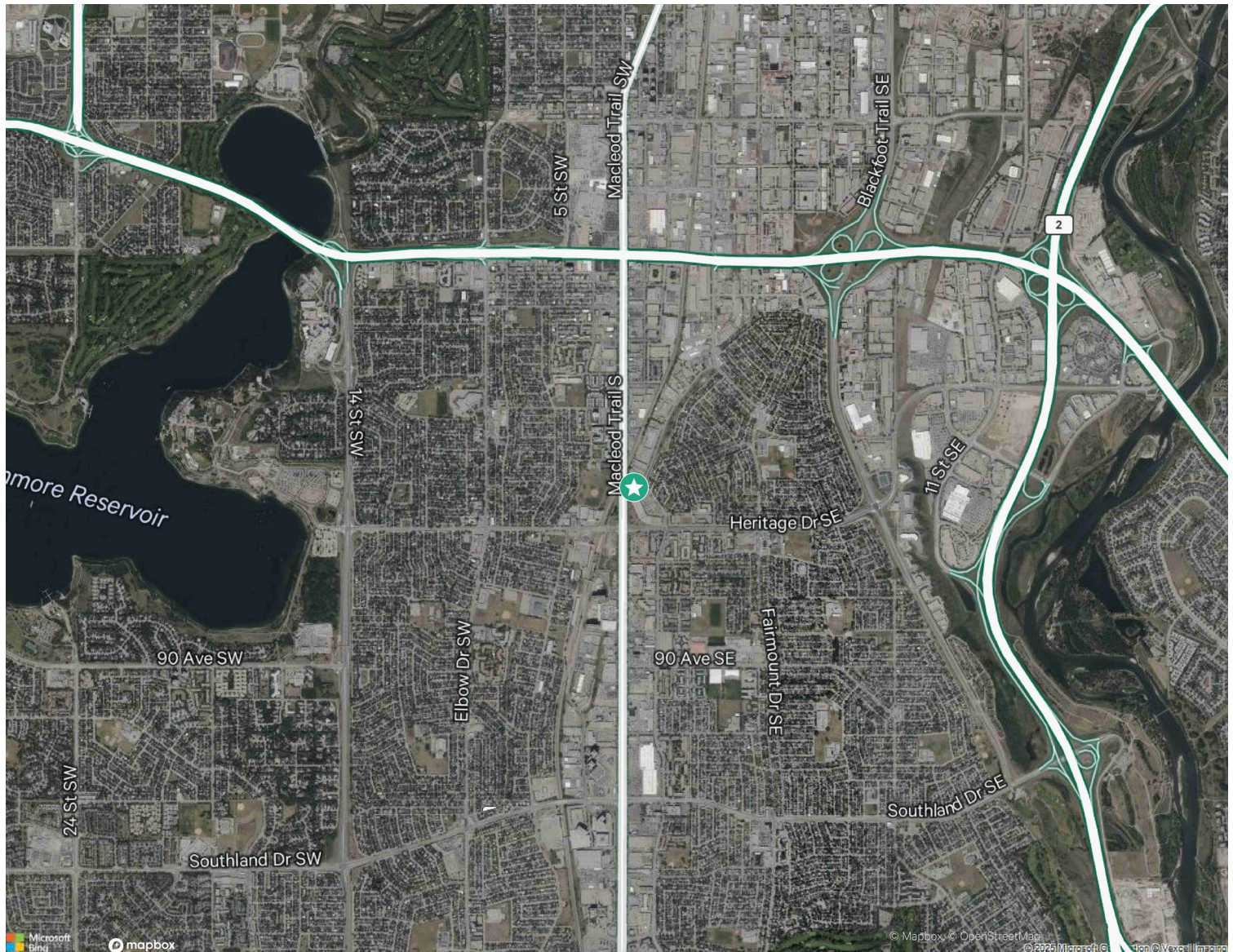
Floor Plan



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For Lease



Contact Us

Cameron Woods

Vice President

+1 403 303 4562

cameron.woods@cbre.com

***Lead Broker**

Kai Ravensbergen

Associate

+1 403 750 0525

kai.ravensbergen@cbre.com

***Lead Broker**

Iain Ferguson

Vice Chairman

+1 403 750 0803

iain.ferguson@cbre.com

Luke Hamill

Senior Vice President

+1 403 294 5707

luke.hamill@cbre.com

Blake Ellis

Vice President

+1 403 750 0519

blake.ellis@cbre.com

Evan Renwick

Vice President

+1 403 750 0807

evan.renwick@cbre.com

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