



Colliers

Unit D, 7703 30th Street SE, Calgary, AB

13,589 SF warehouse and office **for Lease**

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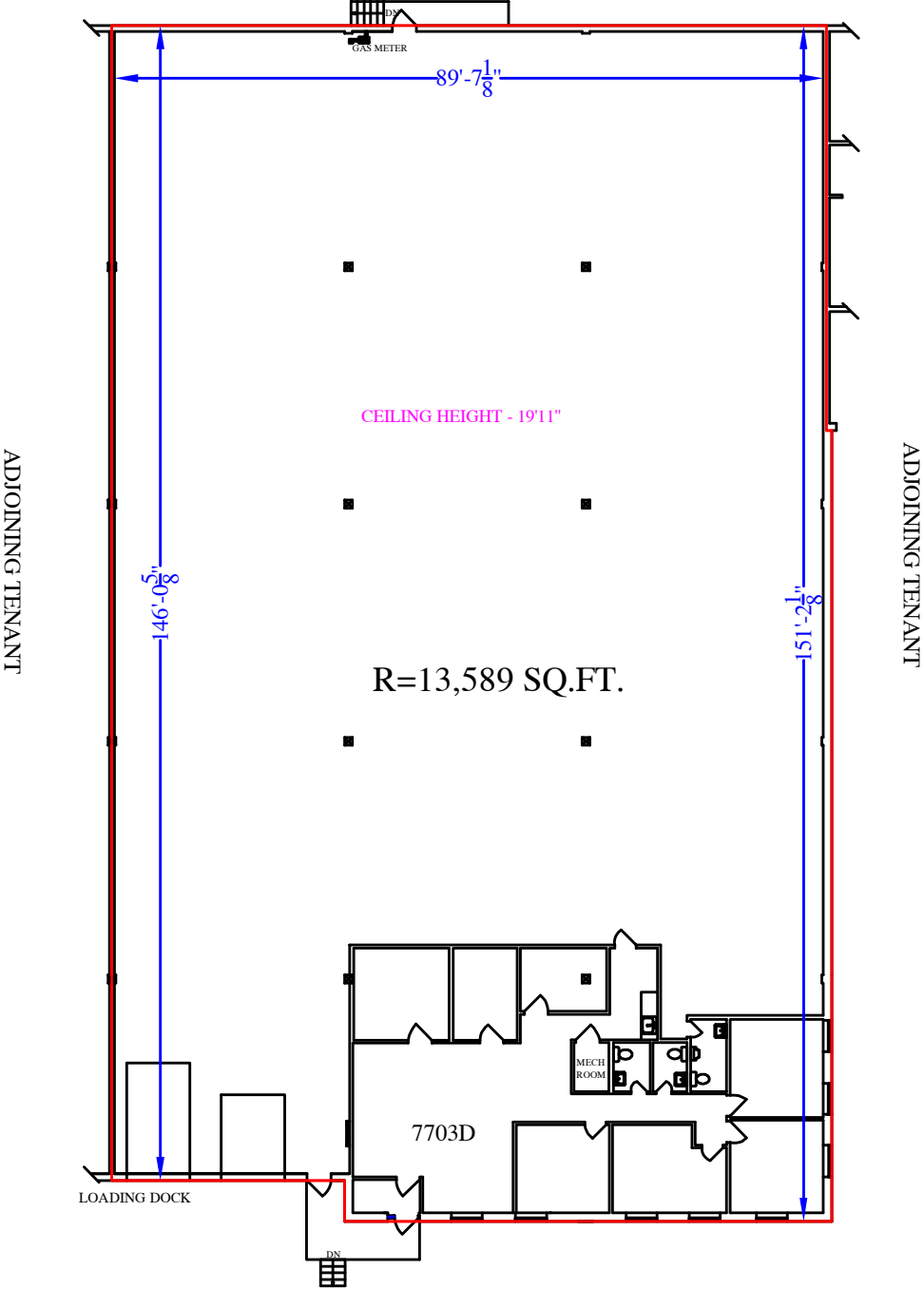
Colliers
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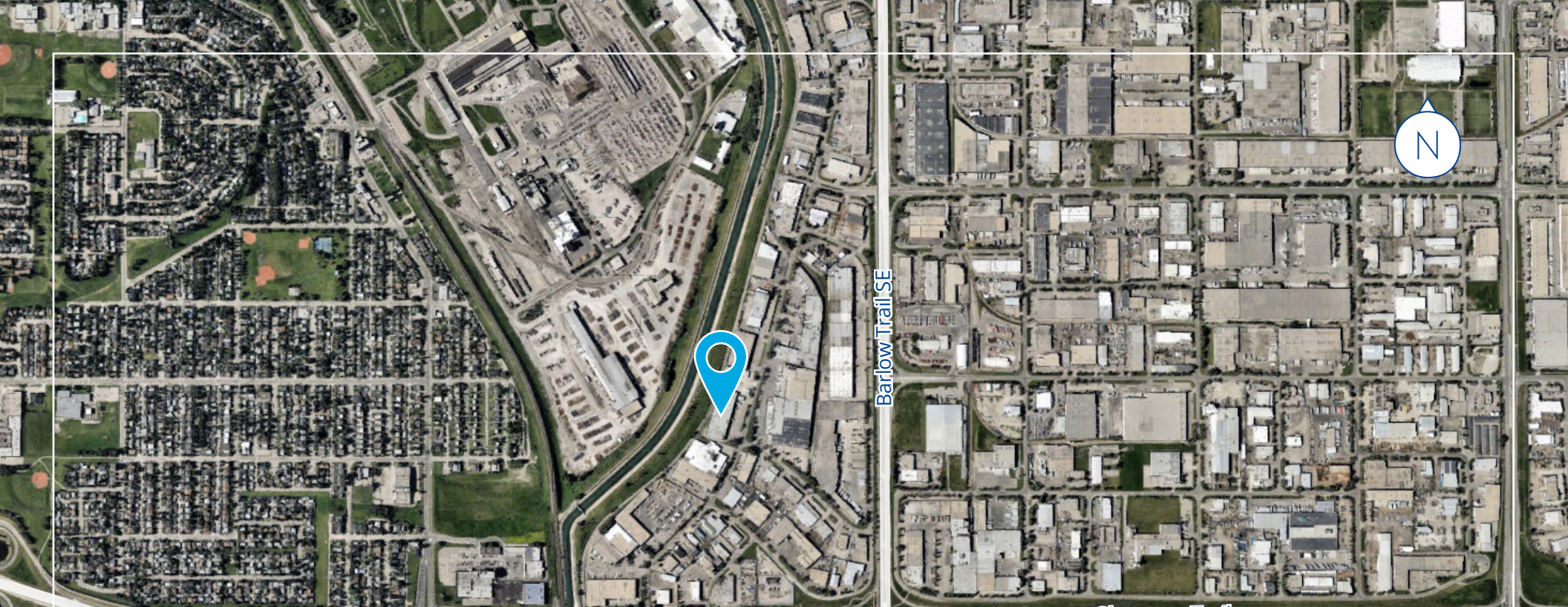
Property Overview



District	Foothills Industrial
Zoning	Industrial General (I-G)
Office Area	±1,300 SF
Warehouse Area	±12,289 SF
Total Area	13,589 SF
Ceiling Height	20' clear
Lighting	T5HO
Loading	1 (8' x 14') Dock Door 1 (8' x 10') Dock Door with leveller
Power	225 Amps @ 600 Volt (TBV)
Sprinklers	ESFR
Lease Rate	\$9.75 PSF
Op Costs (2024)	\$4.55 PSF + 3% management fee
Available	30 days notice
Notes	<ul style="list-style-type: none">• Forklift and racking available• Functional office area with private offices, open work area and lunch room• 53' truck access• Easily accessible from Glenmore and Barlow Trail SE

Floorplan





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