

Bay 18

Occupancy: Immediate

Warehouse: **3,214 SF +/-**

Open warehouse with washroom.  
Located two blocks east of Barlow Trail  
and north of Glenmore Trail.



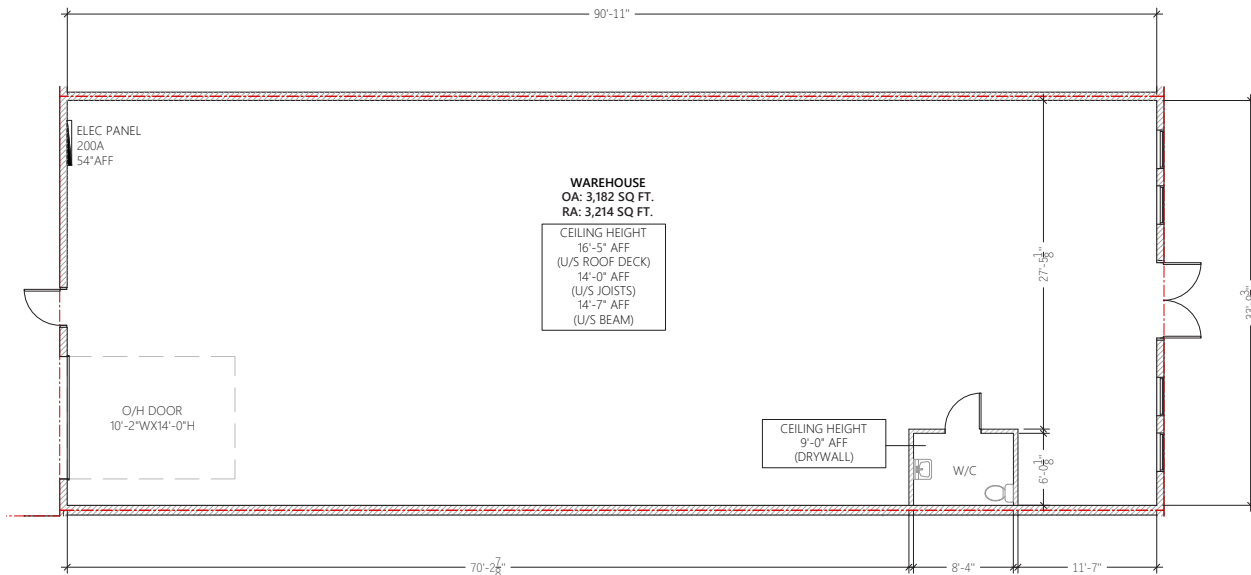
- One Drive In Loading Door (10'W x 14'H)
- Ceiling Height 17' Clear
- Base Rate: \$14.00/SF
- CAM (2025): \$7.81/SF (including utilities)
- Power: 400AMP
- Zoning: I-G (General Industrial)
- Occupancy: Immediate



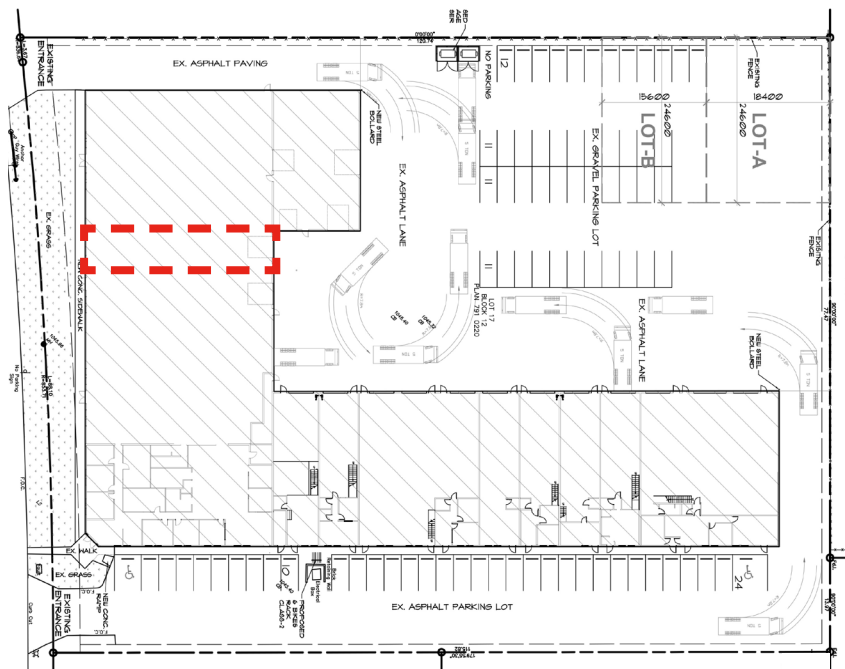
# FOR LEASE

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

## Floor Plan



## Site Plan



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REAL ESTATE SERVICES  
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## Location



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