

4215 - 61st Avenue SE, Bay 8
Calgary, AB

6,376 square feet

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

FOR SUBLEASE



 Drive-in
Loading

 Paint Booth
Included

 Located in
Foothills Industrial Park

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PROPERTY DETAILS

AVAILABLE AREA:

Office: 751 sq. ft.
Warehouse: 5,624 sq. ft.
Total: 6,376 sq. ft.

NET SUBLEASE RATE:

\$12.00 per sq. ft. per annum

OPERATING COSTS:

\$6.92 per sq. ft. per annum (for 2023)

TERM:

October 31st, 2025

YEAR BUILT:

1976

AVAILABILITY:

Immediately

ZONING:

I-G (Industrial General)

CEILING HEIGHT:

20' clear

ELECTRICAL:

200 Amp, 120/208 Volts, 3 Phase

LOADING:

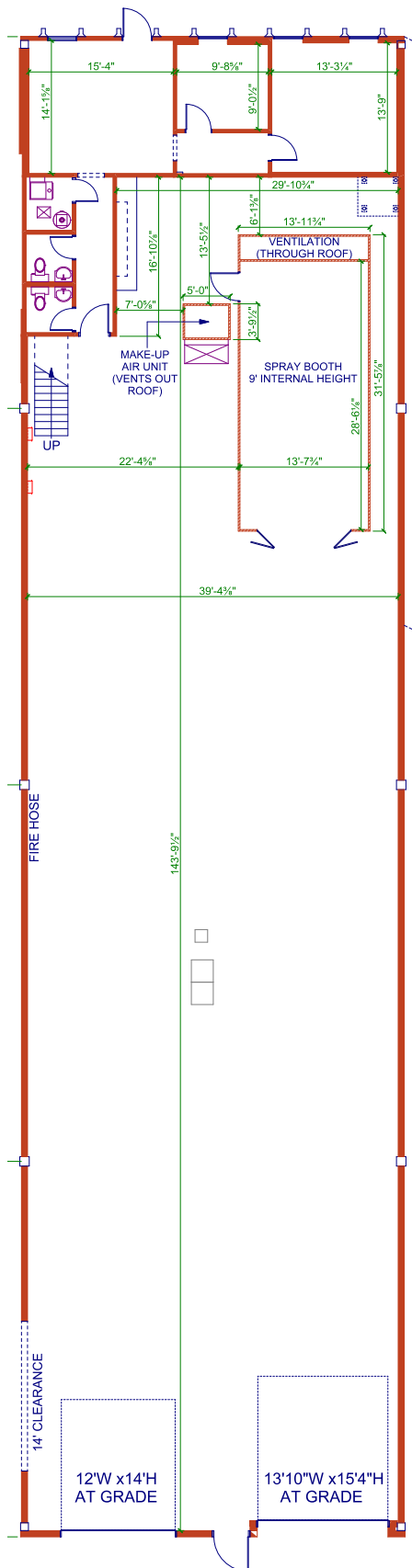
1 - 12' W x 14' H Drive-in door
1 - 14' W x 16' H Drive-in door

COMMENTS:

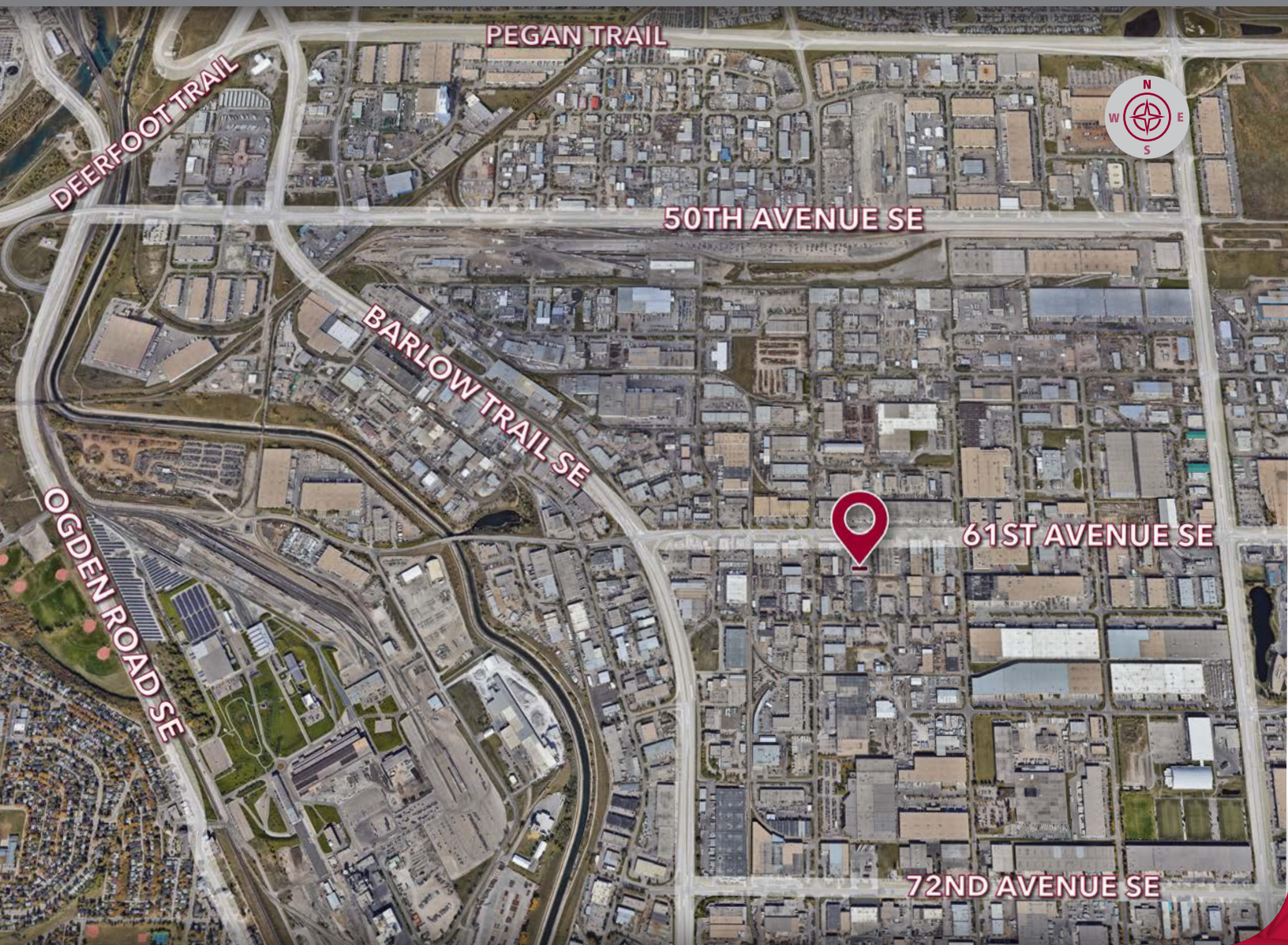
- » Paint booth included
(automotive painting is not an acceptable use)
- » Large truck loading area
- » Direct access onto 61st Avenue SE
- » Quick access to Barlow Trail,
Glenmore Trail, and Deerfoot Trail SE



FLOOR PLAN



LOCATION



CONTACT US



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