



Industrial Bay with Drive-In Loading
Bay 5 | 4275 78 Avenue SE | Calgary, AB

PROPERTY HIGHLIGHTS

- Located in close proximity to major thoroughfares such as Glenmore Trail, Barlow Trail and 52nd Street.
- Unit includes 693 ± SF mezzanine (not included in total SF).



PROPERTY DETAILS

Total Size	Bay 5 - 2,840 ± SF Bay 7 - 3,000 ± SF Leased
Office	648 ± SF (per bay)
Warehouse	2,098 ± SF (per bay)
Submarket	Foothills
Zoning	I-G (Industrial General)
Loading	1 drive-in door (14' x 16') (per bay)
Power	100 amp (TBV)
Ceiling Height	18.5' clear (TBV)
Asking Rate	Market
Op Costs	\$5.60 / SF
Availability	Bay 5 - Nov 1, 2024 Bay 7 - Immediate

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FOR LEASE

2,840 ± SF Bay

Foothills Industrial Park

FLOOR PLANS

Bay 5



Bay 7



LEASED

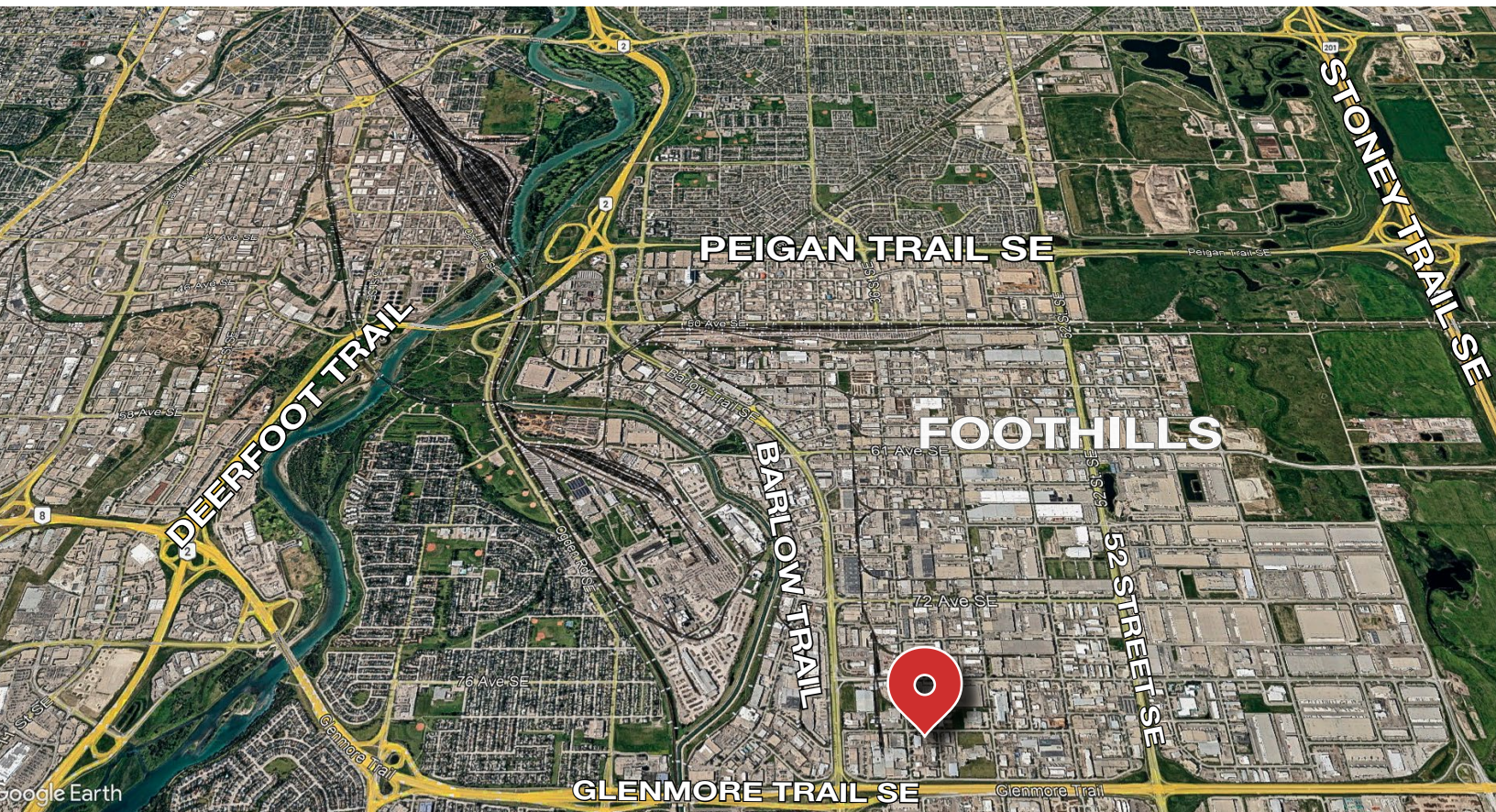


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