



FOR LEASE | 2,990 SF OFFICE/WAREHOUSE

BAY 4

3700 - 78 AVENUE SE

CALGARY, AB



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CALGARY, AB

Property Details

District: Foothills
Zoning: I-G (Industrial General)
Parking: Ample - at no cost

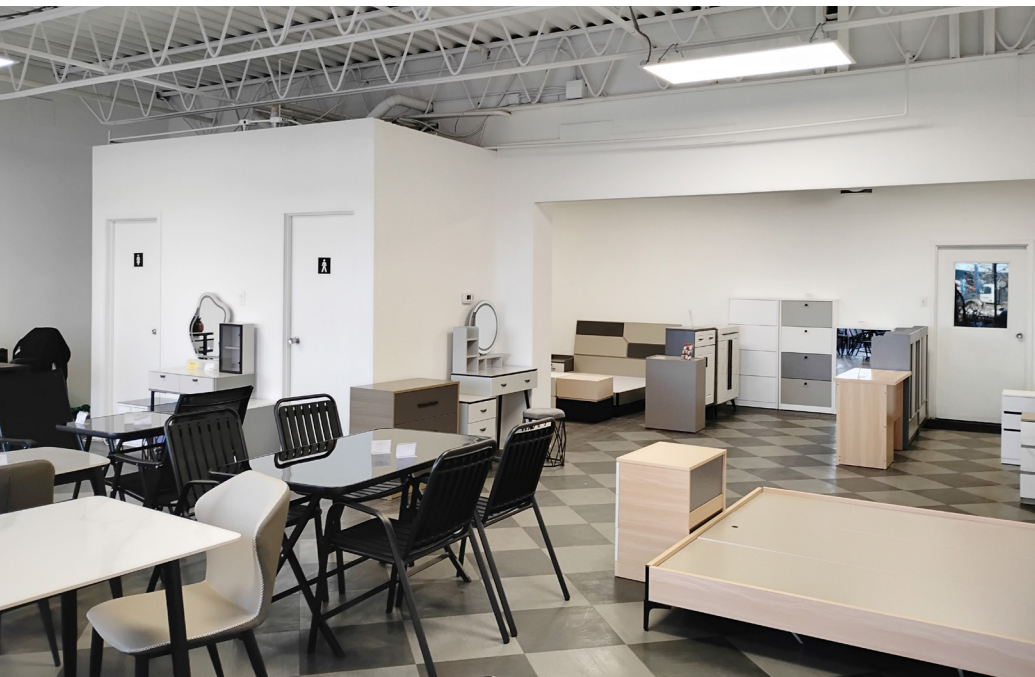
Comments

- Exhaust venting in warehouse
- Ample free parking
- Sink in warehouse
- Excellent access to Barlow, Glenmore and Deerfoot Trails
- Close proximity to retail amenities

Lease Particulars

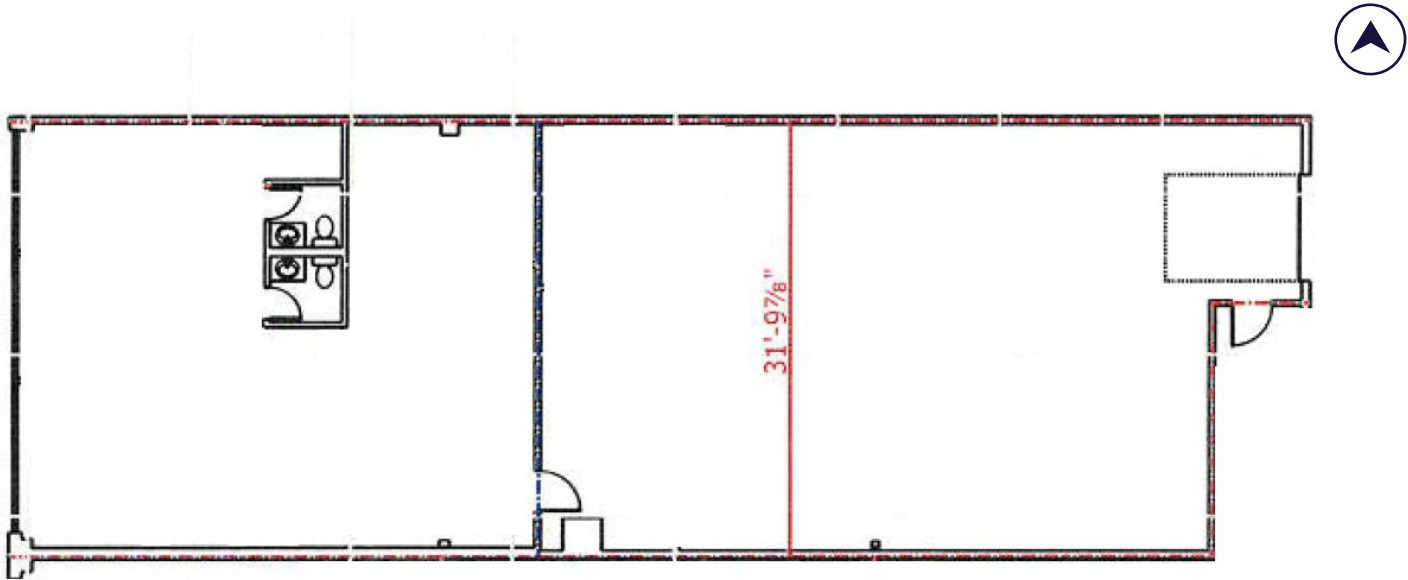
Main Floor - Bay 4

Available Area: ± 2,990 sf
Office Area: ± 1,274 sf
Warehouse Area: ± 1,716 sf
Loading: 1 (9' x 10') dock door
Power: 225A, 240V (TBV)
Asking Rate: ~~\$12.00 psf~~
NOW \$11.00 psf with escalations
Op. Costs: \$8.17 psf (2025 est.)
Available Immediately



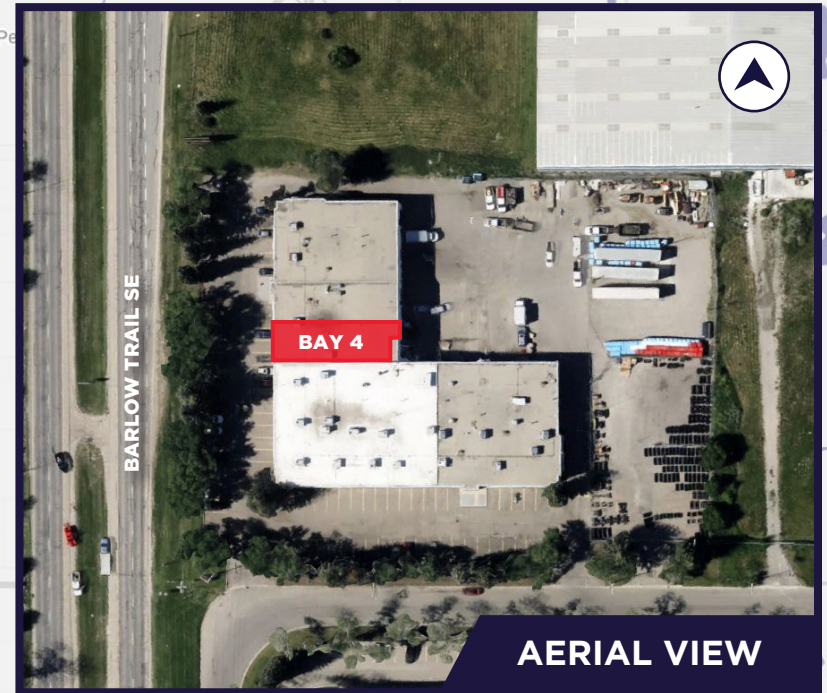
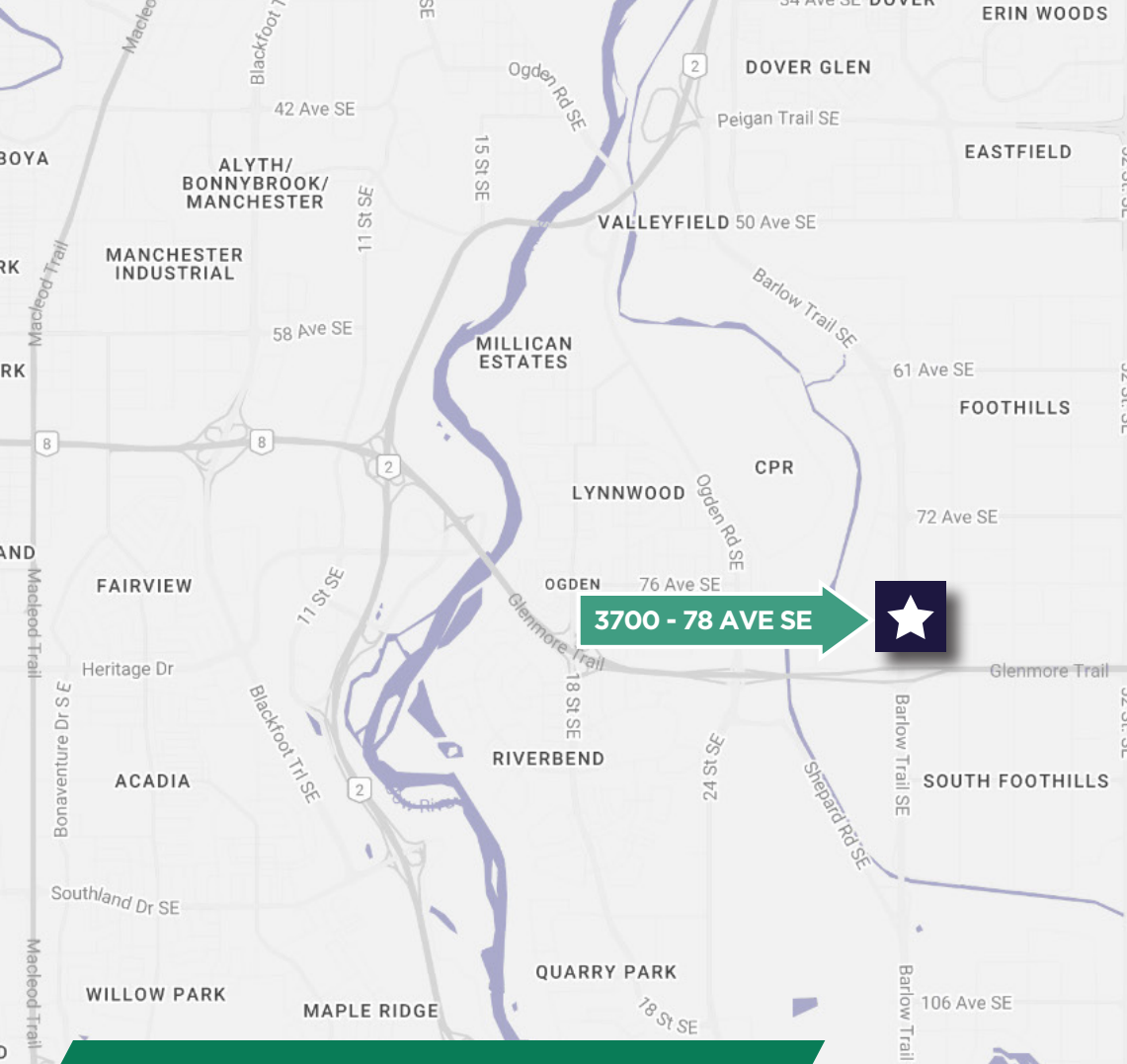
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Floor Plan - Bay 4



*Not to scale, not exactly as shown.





FOR MORE INFORMATION, CONTACT

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