

7139 44 Street SE, Unit 116

Calgary, Alberta

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43,395 SF Warehouse & Office Unit in Foothills Industrial Park



7139 44 Street SE, Unit 116

Calgary, Alberta | T2C 2V7



| | | |
|-----------------|--------------------------|-----------|
| Rentable Area | Office: | 4,715 SF |
| | Warehouse: | 38,680 SF |
| | Total Rentable Area: | 43,395 SF |
| Zoning | I-G (Industrial-General) | |
| Loading | 5 x Dock (8'x10') | |
| Ceiling Height | 28' Clear | |
| Column Spacing | 35' x 36' | |
| Power | 200 Amp, 600 Volt (TBV) | |
| Lease Rate | Market | |
| Operating Costs | \$3.68 PSF (2022 est.) | |
| Availability | Immediately | |

I-G

Zoning

Market

Lease Rate (PSF)

\$3.68

Operating Costs (PSF)

Property Highlights

- + Quality warehousing space with generous office build-out, located in Foothills Industrial Park
- + Easy access to major road networks such as Barlow Trail, Deerfoot Trail, and Stoney Trail
- + Pre-leasing improvements underway, including new LED lighting throughout warehouse
- + ESFR sprinkler system
- + Ample retail amenities within close proximity



Rentable Area Breakdown

4,715

Office (SF)

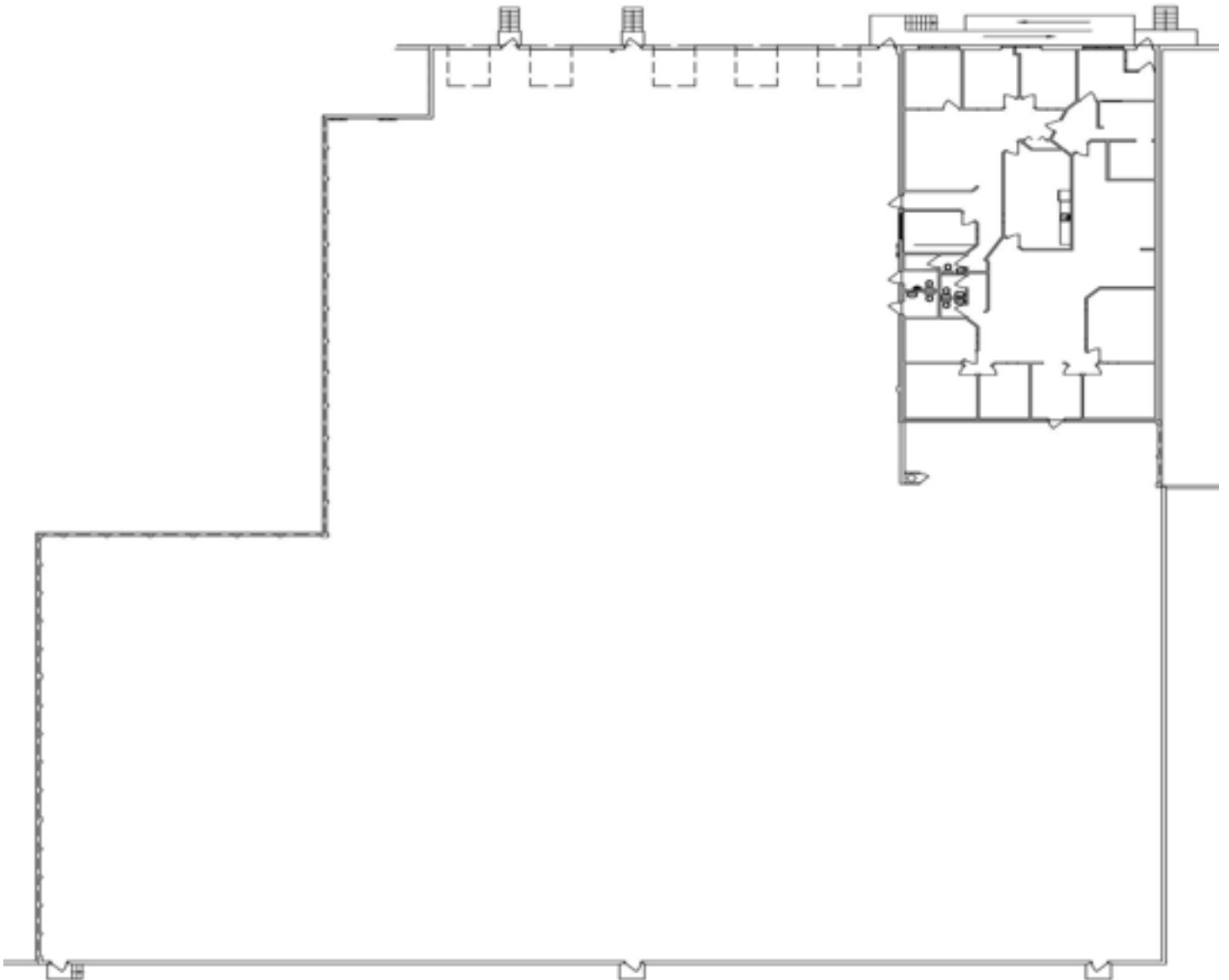
38,680

Warehouse (SF)

43,395

Total Rentable Area (SF)

Floor Plan





Contact Us

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