



For Lease

Property Highlights

- Clean office layout
- Updated warehouse lights
- Painted warehouse floor
- Dock and drive-in loading
- Large truck marshalling area for 53' trailer access and additional parking
- Quick access to Glenmore Trail SE, 52 Street SE, Deerfoot Trail SE and the Calgary Ring Road

**4905 - 4915 77 Avenue SE
Calgary, AB**

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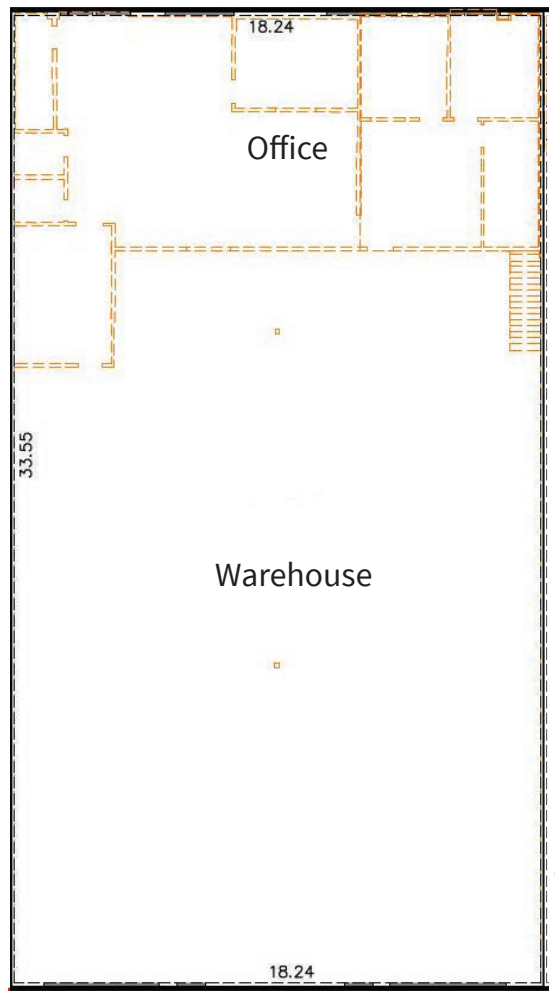
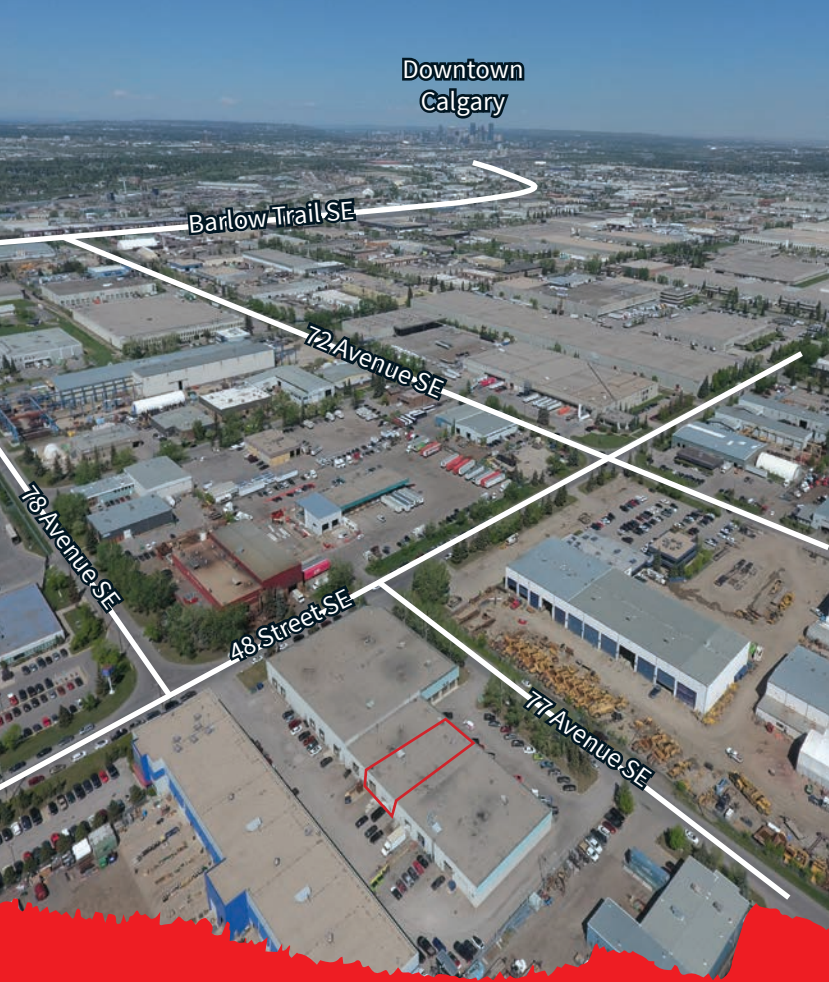
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Property Information

DISTRICT:	Foothills	POWER:	200 amps @ 600 volts (TBV)
ZONING:	I-G (Industrial General)	LIGHTING:	T-5 fluorescent
SQUARE FEET:	Office: 1,772 s.f. Warehouse: 4,980 s.f. Total: 6,752 s.f.	LEASE RATE:	\$10.00 per s.f.
CEILING HEIGHT:	18' clear	OP. COSTS (2019):	\$3.58 per s.f.
LOADING:	1 (12' X 14') drive-in door 1 (12' X 14') dock door	AVAILABLE:	Immediately