



For Lease

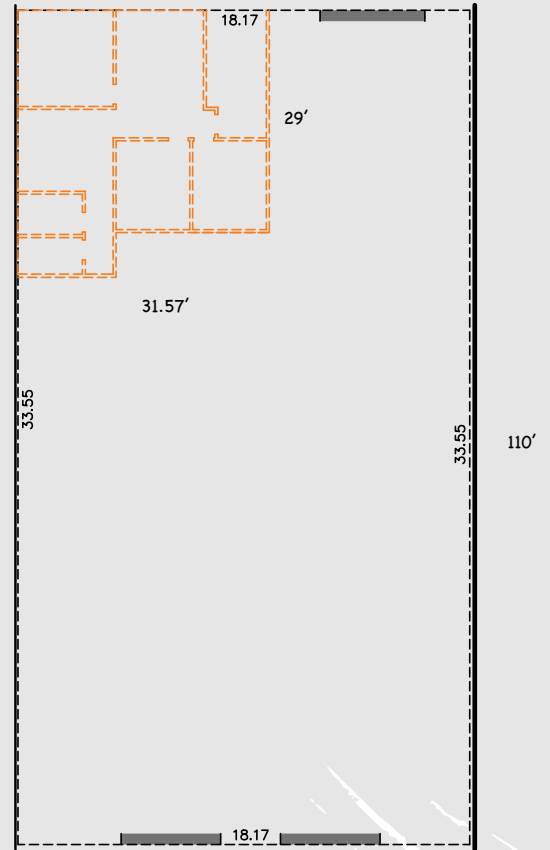
Property Highlights

- Clean office layout with kitchenette
- Drive-in loading with drive through bay
- 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

**4929 - 77 Avenue SE
Calgary, AB**

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Property Information

DISTRICT:	Foothills	LOADING DOORS:	2 (12'x14') drive-in door 1 (14'x16') drive-in door
ZONING:	I-G (Industrial General)	POWER:	200 amps (TBV)
SQUARE FEET:	Office ± 900 s.f. <u>Warehouse: ± 5,850 s.f.</u> Total: 6,750 s.f.	LEASE RATE:	\$10.50 per s.f.
CEILING HEIGHT:	18' clear	OP. COSTS (2020):	\$3.58 per s.f.
		AVAILABLE:	Immediately