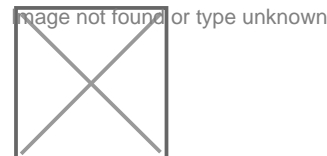


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7310 44 STREET SE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Calgary, Alberta



Listing ID:
30913


MLS ID:
A2229455

\$19



 **HARTLAND PUNT**
 (403) 998-9547

 4th Street Holdings Ltd.
 403-216-1600

 7310 44 Street SE, Calgary , Alberta T2C3G7

Transaction Type For Lease	Days On Market 22	Lease Amount 19.00
Lease Frequency Annually	Subdivision Foothills	Building Type Warehouse
Year Built 1984	Structure Type Industrial	Property Type Commercial
Property Sub Type Industrial	Building Area (Sq. Ft.) 14134.00	Building Area (Sq. M.) 1313.08
Inclusions n/a	Restrictions None Known	Reports Floor Plans

Excellent warehouse/shop opportunity on a high-visibility corner in Foothills Industrial Park! This 14,134 SF freestanding building sits on a 1.1-acre secured and fenced lot with prominent frontage along 72 Ave SE. The main floor features 13,052 SF of functional space with a mix of warehouse and shop areas, plus 1,082 SF of second-floor office space. The building is equipped with 8 drive-in bay doors (including 3 oversized 20' x 14' doors), 15'–19' clear ceiling heights, and 400 amps of power (TBC). Ideal for a range of industrial users seeking exposure, yard space, and efficient loading. Operating costs estimated at \$4.43 PSF for 2024. Immediate availability.

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