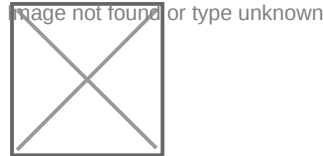


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

7024-7026 30 STREET SE FOR LEASE



Commercial Real Estate > Commercial Property for Lease

Location
Calgary, Alberta

Listing ID:
32454

MLS ID:
A2263194

\$7,500



 **MANNY VERDUGO**

 CDN Global Advisors Ltd.
 403-531-4336

 7024-7026 30 Street SE, Calgary , Alberta t2c1j9

Transaction Type
For Lease

Days On Market
21

Lease Amount
7500.00

Lease Frequency
Monthly

Subdivision
Foothills

Year Built
1976

Structure Type
Industrial

Property Type
Commercial

Property Sub Type
Industrial

Building Area (Sq. Ft.)
5073.00

Building Area (Sq. M.)
471.29

Inclusions
N/A

Restrictions
Call Lister

Reports
Call Lister

For Sub-Sublease / Short-Term Lease: Approximately 5,073 sq. ft. industrial bay with yard space and direct exposure to Barlow Trail SE. The property is located in Foothills Industrial Park near Barlow Trail SE and 72 Avenue SE. Important Note: Please refer to the floor plan in the images. Either Option A (Unit 7026) or Option B (Unit 7024) is available, but not both contiguously. Option A (Unit 7026) has a total area of approximately 5,703 sq. ft., including about 1,110 sq. ft. of office space and 3,973 sq. ft. of warehouse space. The office area consists of a front reception area, two private offices, one warehouse office, and two washrooms. The warehouse area features 18 ft clear height, two dock doors (8 ft W x 10 ft H), and yard space at the rear. Option B (Unit 7024) has a total area of approximately 5,073 sq. ft., with about 950 sq. ft. of office space and 4,123 sq. ft. of warehouse space. The office area includes a front reception/showroom, two private offices, and two washrooms. The warehouse features 18 ft clear height, one dock loading door (12 ft W x 14 ft H) with a 40,000 lb ramp, and yard space at the rear. Both bays have a total power supply of 300 amps (to be verified) and access to a large truck marshalling area that accommodates 53 ft trailers. The monthly gross rent is estimated \$7,500 plus utilities for either Option A or Option B. The Sub-Sublease term expires on September 28, 2027. Shorter terms available. Availability is negotiable.

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