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7026 30 STREET SE FOR LEASE



Commercial Real Estate > Commercial Property for Lease

Location
Calgary, Alberta

Listing ID:
34603

MLS ID:
A2296690

\$7,600



 **MANNY VERDUGO**

 CDN Global Advisors Ltd.
 403-531-4336

 7026 30 Street SE, Calgary , Alberta t2c1j9

Transaction Type
For Lease

Days On Market
62

Lease Amount
7600.00

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 optional yard space (additional costs) and direct exposure to Barlow Trail SE. The property is located in Foothills Industrial Park near Barlow Trail SE and 72 Avenue SE. This unit 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 optional yard space at the rear (additional cost). Access to a large truck marshalling area that accommodates 53 ft trailers. The monthly gross rent is estimated \$7,600 plus utilities. Optional yard space is at an additional cost. The Sub-Sublease term expires on July 31, 2026. Shorter terms available. Available on April 1, 2026.

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