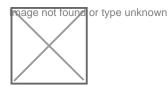


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 7310 44 STREET SE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**Calgary, Alberta

Listing ID: 30913

MLS ID: A2229455

\$19



- A HARTLAND PUNT
- **2** (403) 998-9547
- 4th Street Holdings Ltd.
- **403-216-1600**
- 7310 44 Street SE, Calgary , Alberta T2C3G7

Transaction Type Days On Market Lease Amount

For Lease 22 19.00

Lease FrequencySubdivisionBuilding TypeAnnuallyFoothillsWarehouse

Year Built Structure Type Property Type
1984 Industrial Commercial

Property Sub Type Building Area (Sq. Ft.) Building Area (Sq. M.)

Industrial 14134.00 1313.08

InclusionsRestrictionsReportsn/aNone KnownFloor 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.

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's Terms of Use.

Data is supplied by Pillar 9<sup>™</sup> MLS® System. Pillar 9<sup>™</sup> is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9<sup>™</sup>. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.