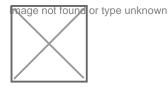


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 7026 30 STREET SE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**Calgary, Alberta

Listing ID: 32454

MLS ID: A2263194

\$7,600



**△** MANNY VERDUGO

CDN Global Advisors Ltd.

**403-531-4336** 

2019 7026 30 Street SE, Calgary , Alberta t2c1j9

**Transaction Type** 

For Lease

**Lease Frequency** 

Monthly

**Structure Type** 

Industrial

Building Area (Sq. Ft.)

5073.00

Restrictions
Call Lister

**Days On Market** 

60

**Subdivision** 

Foothills

**Property Type** 

Commercial

Building Area (Sq. M.)

471.29

Reports

Call Lister

**Lease Amount** 

7600.00

Year Built

1976

**Property Sub Type** 

Industrial

Inclusions

N/A

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 September 28, 2027. Shorter terms available. Availability is negotiable.

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