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## 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**  
5

**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

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For 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 — not both. 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 \$7,500 plus utilities for either Option A or Option B. The Sublease term expires on September 30, 2027. Shorter terms available. Availability is negotiable.

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