

# FOR LEASE

## 4709 - 14 STREET NE, UNITS 2 - 3

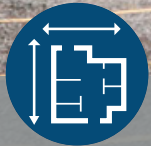
CALGARY, AB

# CDNGLOBAL<sup>®</sup>

### 6,159 SF INDUSTRIAL BAY

With Dock Loading & Fridge/Freezer

NOTE: Does not accommodate 53' trailers



**6,159 SF**

SQUARE FOOTAGE



**1,592 SF**

OFFICE AREA



**4,567 SF**

WAREHOUSE AREA



**18'**

CLEAR HEIGHT



**2 DOCK DOOR**

LOADING



**200 AMPS**

POWER



**FRIDGE  
& FREEZER**

LEAD BROKER



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# 4709 - 14 Street NE, Units 2 - 3

Calgary, AB



## PROPERTY HIGHLIGHTS

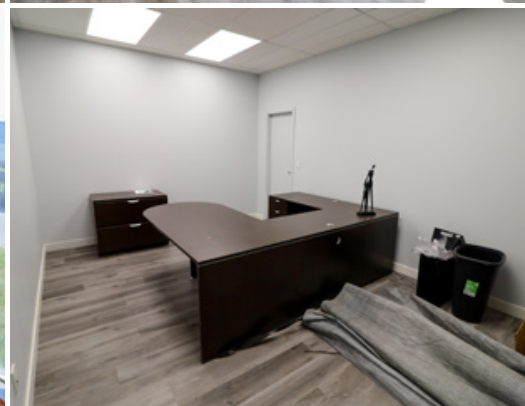
- Rare industrial bay with two (2) dock loading (12' x 12')
- Freezer (12' x 10') and fridge (12.5' x 25') in warehouse
- Recently updated office space with new laminate floor
- Office layout comprises of front showroom/reception area for each bay, two private offices, kitchenette, and three washrooms
- Large and clean warehouse space
- Make-up air in warehouse (CFM to be determined)
- Nearby to several restaurants, cafes, breweries, and a short drive to Deerfoot City Mall
- Bus transportation on 12 Street NE, including bus routes #32 and #69
- Close proximity to 12 Street NE, McKnight Boulevard and Deerfoot Trail NE
- **NOTE: Does not accommodate 53' trailers**

## PROPERTY OVERVIEW

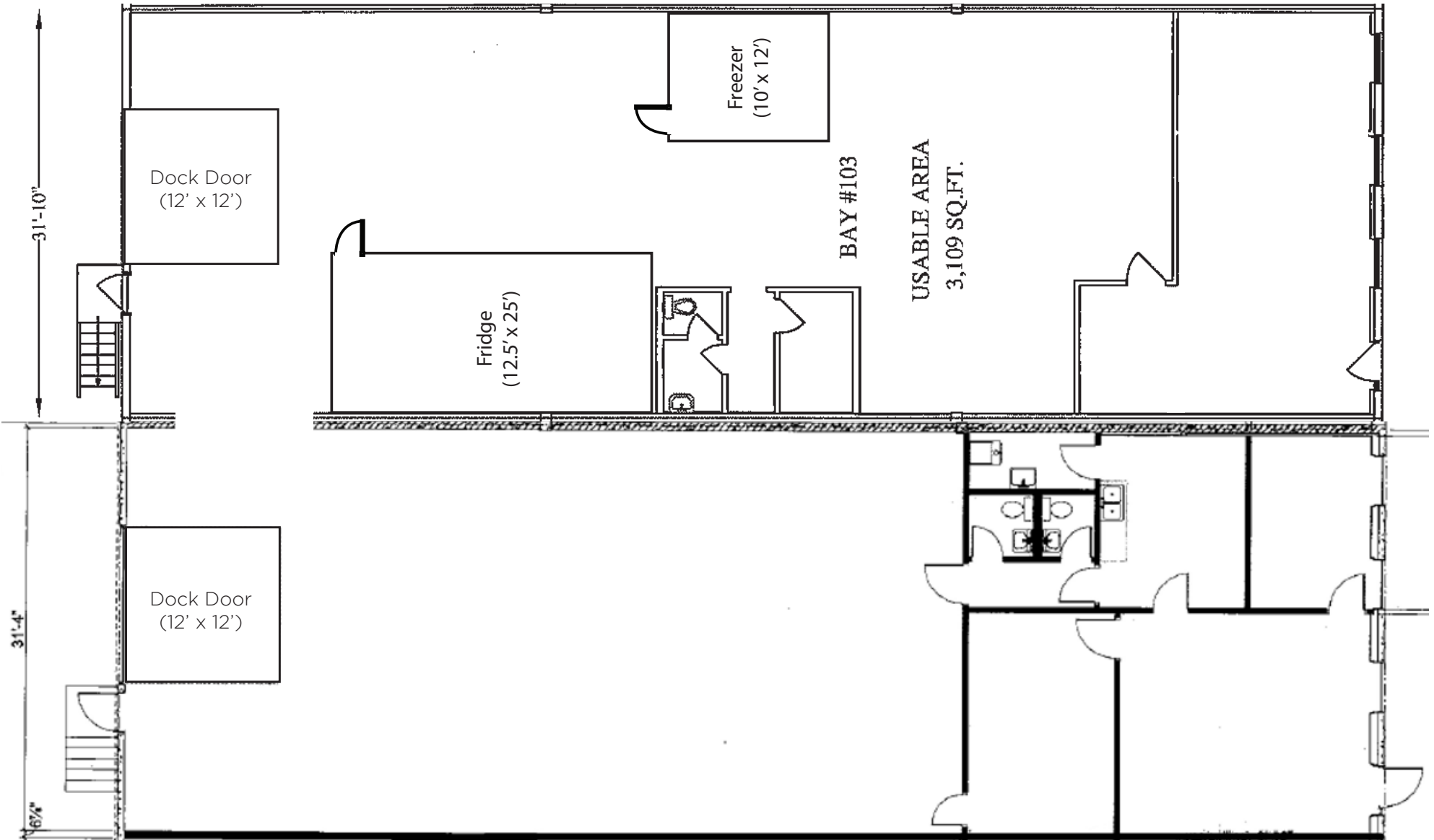
- **DISTRICT:** McCall Industrial
- **ZONING:** Industrial General (I-G)
- **SQUARE FOOTAGE BREAKDOWN**

Office:	1,592 SF
Warehouse:	4,567 SF
Total:	6,159 SF
- **CLEAR HEIGHT:** 18'
- **LOADING:** 2 Dock Door (12'w x 12'h)
- **POWER:** 200 Amps (TBV)
- **LEASE RATE:** \$12.00 PSF
- **OPERATING COSTS (EST. 2023):** \$6.54 PSF
- **AVAILABILITY:** Immediate

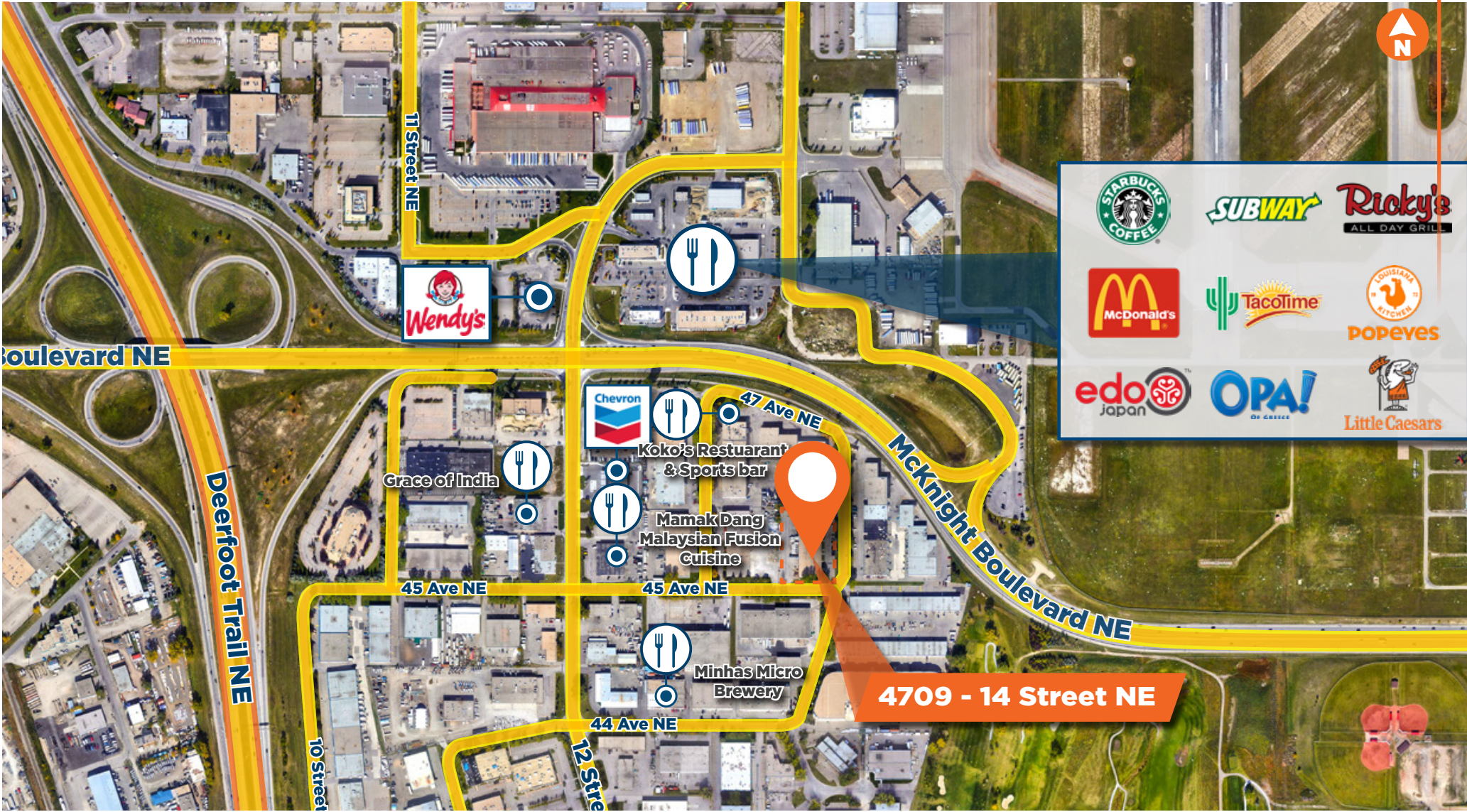




# FLOOR PLAN



# LOCATION



## CDNGLOBAL<sup>®</sup>

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