

# FOR LEASE

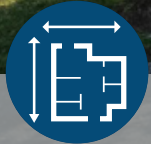
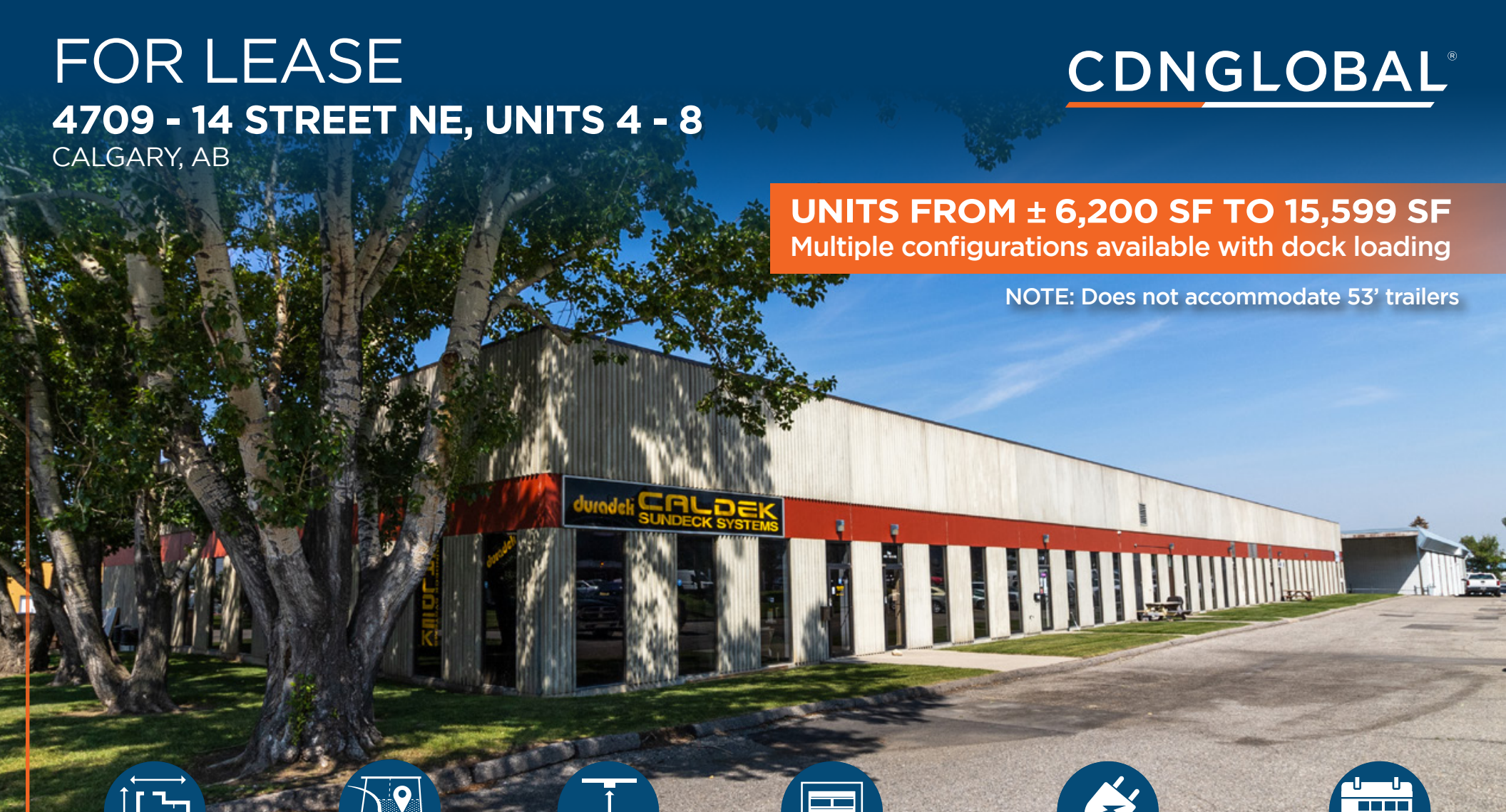
## 4709 - 14 STREET NE, UNITS 4 - 8

CALGARY, AB

# CDNGLOBAL<sup>®</sup>

**UNITS FROM ± 6,200 SF TO 15,599 SF**  
Multiple configurations available with dock loading

NOTE: Does not accommodate 53' trailers



**± 6,200 - 15,599 SF**

SQUARE FOOTAGE



**I-G**

ZONING



**18'**

CLEAR HEIGHT



**DOCK DOOR**

LOADING



**100 AMPS PER BAY**

POWER



**IMMEDIATELY**

AVAILABILITY

LEAD BROKER



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# 4709 - 14 Street NE, Units 4 -8

## Calgary, AB



### PROPERTY OVERVIEW

- DISTRICT:** McCall Industrial
- ZONING:** Industrial General (I-G)
- MINIMAL DEMISABLE:** Approximately 6,200 SF
- AVAILABLE UNITS**  
\*Units 2-3 potentially contiguous for approximately ± 21,758 SF
 

Unit 4:	3,130 SF
Unit 5:	3,120 SF
Unit 6:	3,113 SF
Unit 7:	3,119 SF
Unit 8:	3,117 SF
<b>Total:</b>	<b>15,599 SF</b>
- CLEAR HEIGHT:** 18'
- LOADING:** 1 Dock Door (12'w x 12'h) per bay  
(Total of 5 Dock Doors)
- POWER:** 100 Amps per bay (TBV)  
(Total of 500 Amps)
- LEASE RATE:**

Units 4 - 8:	\$10.50 PSF
Double bay:	\$11.00 PSF
- OPERATING COSTS (EST. 2023):** \$6.54 PSF
- AVAILABILITY:** Immediate

### PROPERTY HIGHLIGHTS

- Rare industrial bays with dock loading (12' x 12')
- Multiple configurations available from 6,236 SF to 15,599 SF
- Can be contiguous with Units 2 & 3 for approximately ± 21,758 SF
- Total of 500 Amps of power available (TBV) or 100 Amps per bay
- Tenant improvement negotiable
- 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**



# UNITS BREAKDOWN

UNIT 4	Office: Warehouse: Total:	To Suit <u>3,130 SF</u> <b>3,130 SF</b>
UNIT 5	Office: Warehouse: Total:  Bonus Mezz:	465 SF <u>2,655 SF</u> <b>3,120 SF</b>  609 SF
UNIT 6	Office: Warehouse: Total:  Bonus Mezz:	589 SF <u>2,655 SF</u> <b>3,120 SF</b>  677 SF
UNIT 7	Office: Warehouse: Total:	653 SF <u>2,466 SF</u> <b>3,119 SF</b>
UNIT 8	Office: Warehouse: Total:	To Suit <u>3,117 SF</u> <b>3,117 SF</b>
TOTAL	Office: Warehouse: Total:  Bonus Mezz	1,707 SF <u>13,892 SF</u> <b>15,599 SF</b>  1,286 SF





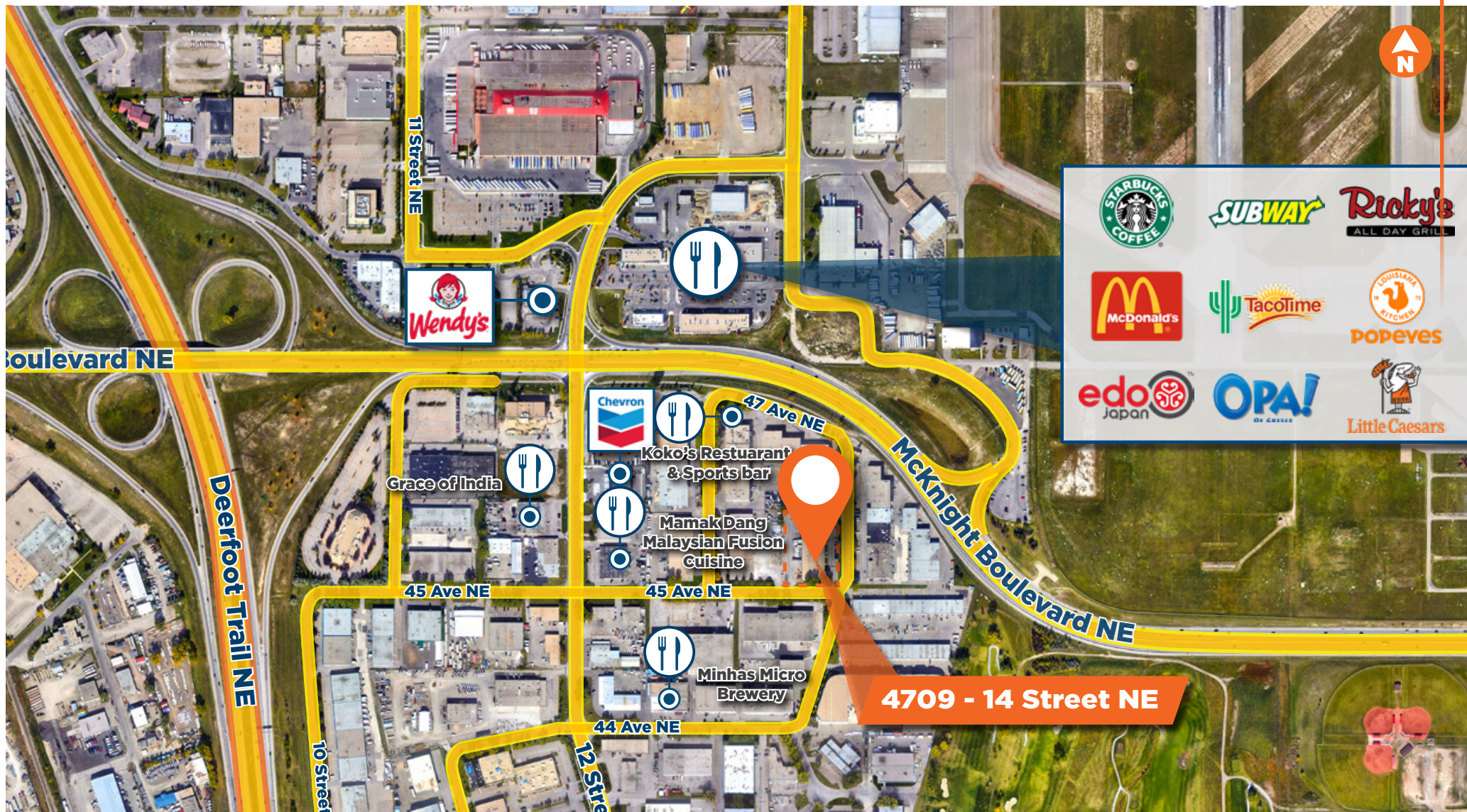
## PROPERTY PICTURES



**FOR LEASE** | 4709 - 14 STREET NE, UNITS 4-8, CALGARY, AB



# LOCATION



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