JLL

FOR LEASE



7100 - 44 Street SE

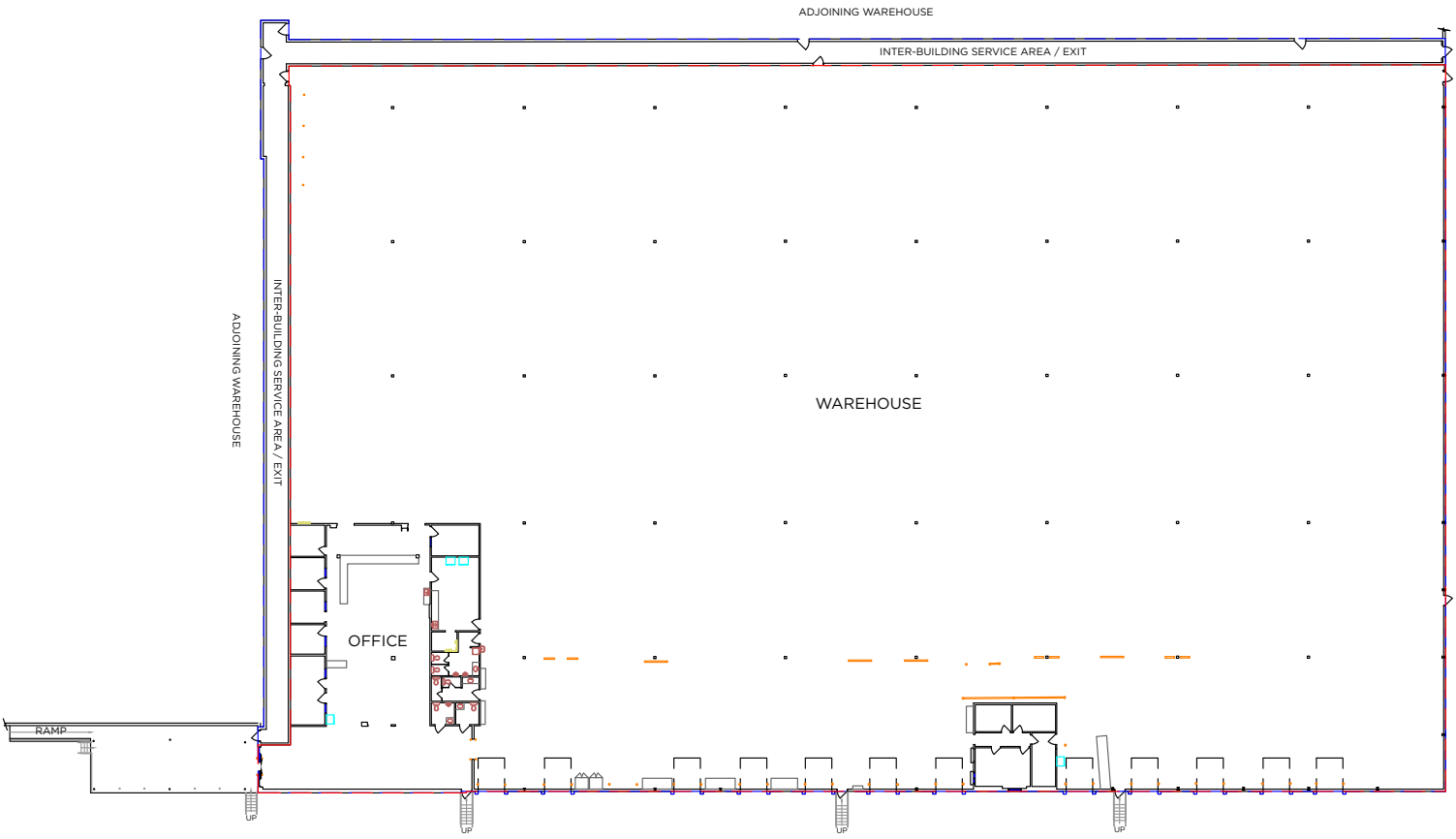
Calgary, AB

- 74,785 sf with 1.5 acre fenced yard
- Central Foothills location
- Existing showroom/contractor pick-up zone
- Secured yard (fully paved) for storage or trailers
- Ample employee parking
- Private vehicle/truck entrance
- Option for additional 3rd floor office (see page 4)

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FLOOR PLAN



PROPERTY DETAILS

District	Foothills Industrial Park
Zoning	I-G (Industrial General)
Unit Size	Office: 4,619 s.f. Shipping Office: 637 s.f. Warehouse: 69,529 s.f. **Total:** 74,785 s.f.
Loading	14 dock doors
Ceiling Height	30’ clear
Power	400 Amps @ 600 Volts
Fenced Yard	1.5 acres
Op. Costs	$4.05 p.s.f.
Lease Rate	$9.50 p.s.f.
Availability	Immediately

INTERIOR PHOTOS











OPTIONAL OFFICE DETAILS

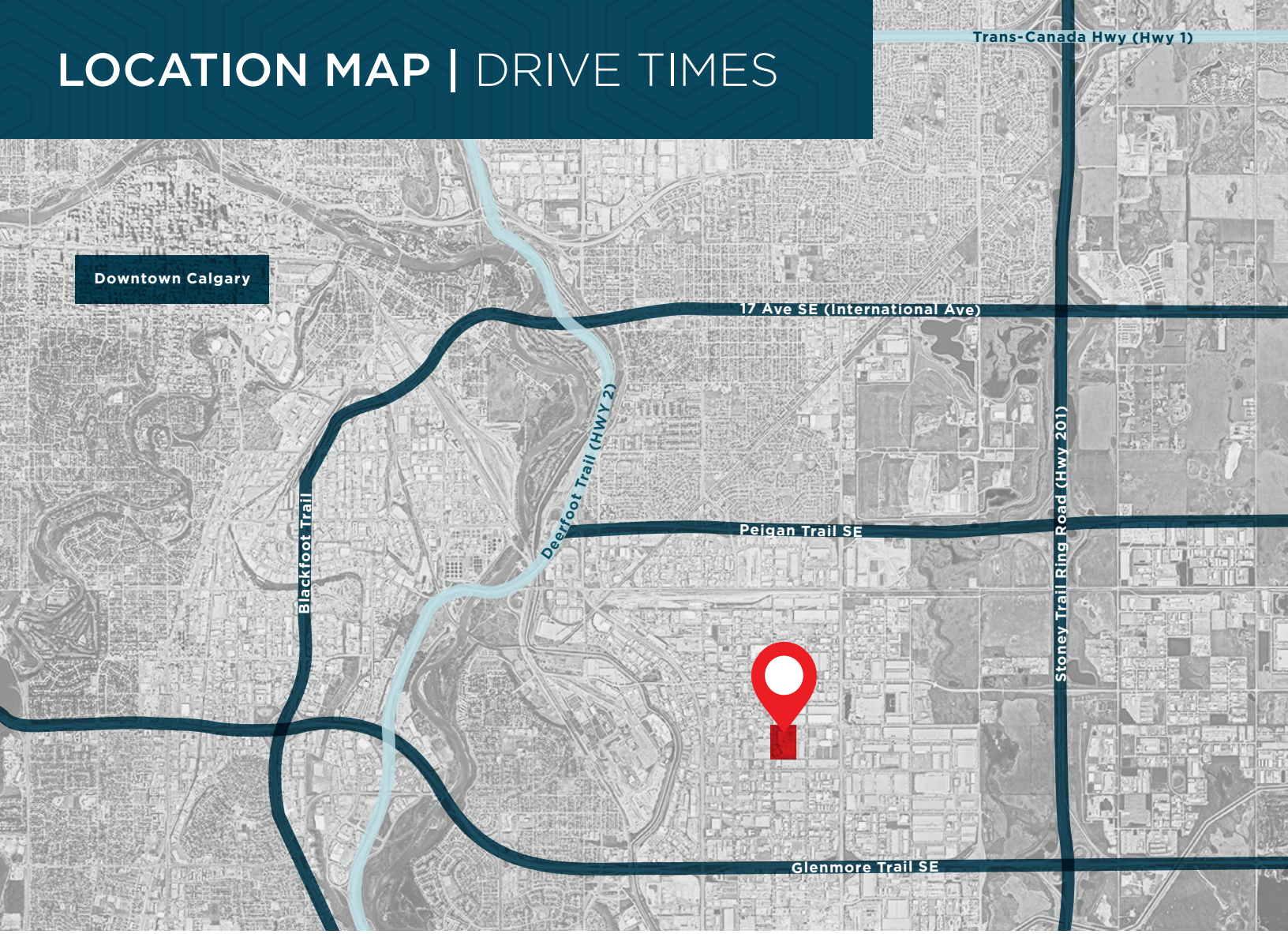


HIGHLIGHTS

- 3rd floor office
- Not directly connected to warehouse
- Additional parking associated to the 3rd floor office
- Good mix of office and open space

Office Size	16,136 s.f.	**Storage Rooms**	3
Exterior Offices	22	**Lecture Hall**	1
Interior Offices	2	**Staff Rooms**	2
Work Stations	22	**Games Room**	1
Conference Rooms	2	**Washrooms**	1 Men's, 1 Women's, 3 Shared

LOCATION MAP | DRIVE TIMES



Glenmore Trail
5 mins. | 2.7 km

Deerfoot Trail
8 mins. | 4.5 km

Stoney Trail (Ring Road)
8 mins. | 5.8 km

Trans-Canada Highway
12 mins. | 12.2 km

Downtown Calgary
18 mins. | 13.4 km

Calgary Int. Airport
20 mins. | 22.4 km

CONTACT US

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