



GRASSROOTS
REALTY GROUP

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**Unit 7, 5935 35 Street SE
Calgary, Alberta**

MLS # A2246731



\$13 per sq.ft.

Division: Foothills

Type: Industrial

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,501 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Available for Sublease, Unit 7 at 5935 35 Street SE offers 1,501 square feet of functional industrial space in Calgary's Foothills Industrial Park. The unit features one front-loading grade-level drive-in door, a private office, and a bonus mezzanine. With 19' clear height (TBV), 100-amp power supply (TBV), and I-G zoning, it is well-suited for a range of light industrial users. The space includes 161 SF of office and 1,340 SF of warehouse, and is available on a negotiable basis with the sublease term expiring January 31, 2030. Strategically located with quick access to Barlow Trail, Glenmore Trail, Piegan Trail, 52nd Street, and Deerfoot Trail, the property offers excellent connectivity for distribution and logistics. Operating costs are estimated at \$9.56 PSF (2025).