



7026 30 Street SE
Calgary, Alberta

MLS # A2296690



\$7,600 per month

Division: Foothills

Type: Industrial

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 5,073 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: n/a

For Sub-Sublease / Short-Term Lease: Approximately 5,073 sq. ft. industrial bay with optional yard space (additional costs) and direct exposure to Barlow Trail SE. The property is located in Foothills Industrial Park near Barlow Trail SE and 72 Avenue SE. This unit 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 optional yard space at the rear (additional cost). Access to a large truck marshalling area that accommodates 53 ft trailers. The monthly gross rent is estimated \$7,600 plus utilities. Optional yard space is at an additional cost. The Sub-Sublease term expires on July 31, 2026. Shorter terms available. Available on April 1, 2026.