



**Units 11-12, 4041 74 Avenue SE
Calgary, Alberta**

MLS # A2302769



\$14 per sq.ft.

Division: Foothills

Type: Industrial

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 5,599 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: n/a

5,599 SF end-cap industrial bay with excellent exposure to Barlow Trail SE, located in the prime Foothills Industrial area. The office component is approximately 2,240 SF and features a large reception/showroom area, two private offices, an open-concept workspace, a lunchroom, and two washrooms, including one with a shower. The 3,359 SF warehouse is functional and wide, with 20 ft clear ceiling height, 100 amps of power (TBV), and two drive-in doors (12 ft W x 14 ft H). An optional 2,500 SF second-floor office will be available starting June 1, 2026, at an additional cost. Conveniently located near Barlow Trail SE, 72 Avenue SE, and Glenmore Trail SE, with close proximity to Deerfoot Trail SE and Stoney Trail SE. The lease rate is \$14.50 PSF with scheduled step-ups, plus operating costs of \$5.85 PSF (estimated for 2025), for a total gross rate of \$20.35 PSF. This equates to approximately \$9,500 per month, plus utilities and GST. Available May 1, 2026.