

FOR SALE OR LEASE | INDUSTRIAL BAYS WITH YARD

10645 - 74th Street SE

Calgary, AB



**VIRTUAL
TOUR**



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SITE PLAN



BUILDING SPECIFICATIONS

District	Point Trotter
Construction	Underway (Pre-Cast Panel)
Zoning	I-G, Industrial General
Unit Size	±7,625 SF
Fenced Yard Size (Per Bay)	±3,660 SF (48.8' x 75')
Lighting	LED
Ceiling Height	24' Clear
Sprinklers	ESFR
Power (Per Bay)	400 Amps, 347/600 volt, 3 Phase
Drive-in Loading (Per Bay)	2 (14' W x 14' H)
Asking Sale Price	\$210 - \$220 PSF
Asking Lease Rate	\$13.50 PSF (15% Build Out)
Operating Costs	TBV
Available	Immediate

COMMENTS

- Rare ownership opportunity with yard
- “A” class construction
- Unique opportunity to own in a small complex
- Complex layout well suited to variety of businesses
- ±2,625 SF mezzanine/second floor can be built out to make unit ±10,250 SF
- Quick access to Glenmore Trail via recently upgraded 68th Street SE



CLOCKWISE FROM TOP LEFT: Front Exterior of Building // Back Loading Area // Front Exterior & Parking // Back Loading & Yard Area



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