

INDUSTRIAL BAY WITH
DOCK LOADING
// ± 6,400 SF

FOR LEASE

7519 30 Street SE, Bay E, Calgary, AB



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Commercial Real Estate Advisors

PROPERTY HIGHLIGHTS



PROPERTY DETAILS:

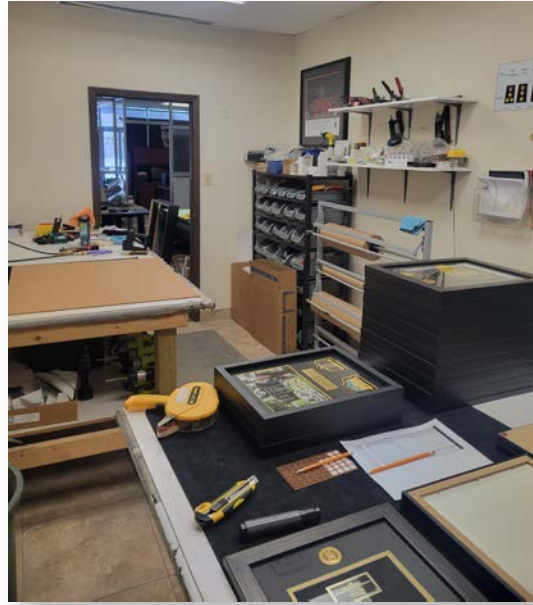
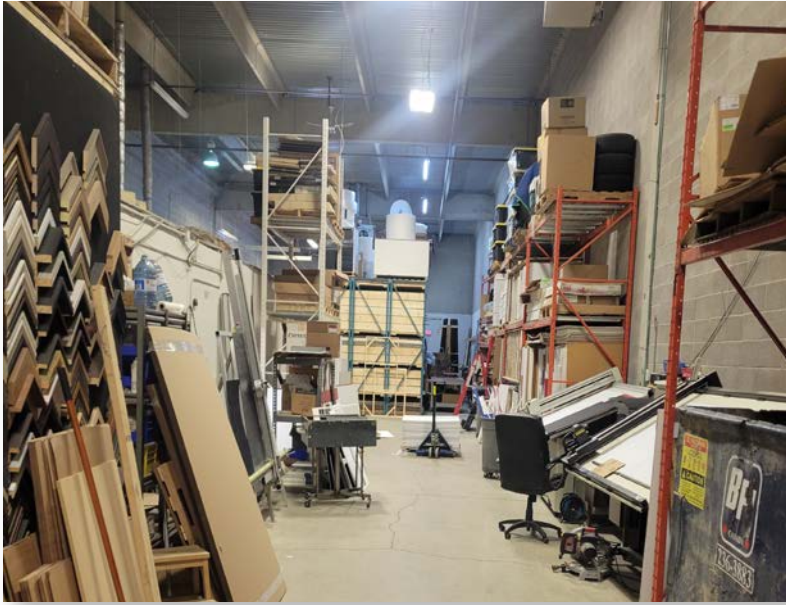
- Excellent central Foothills location
- Building under new ownership/management
- LED lighting to be installed throughout office and warehouse
- Marshalling for 53' trailers
- Scramble parking
- Immediate access to 30th Street SE, Glenmore Trail and Barlow Trail SE

PROPERTY OVERVIEW

Address:	7519 - 30 Street SE, Bay E
District:	Foothills Industrial
Zoning:	I-G (Industrial General)
Total Square Footage:	± 6,400 SF - TBD SF
Clear Height:	24' (TBV)
Loading:	1 Front Dock (12' x 12')
Lease Rate:	\$13.00 PSF
Op. Costs (Est. 2023):	\$3.69 PSF
Availability:	90 days from unconditional offer.

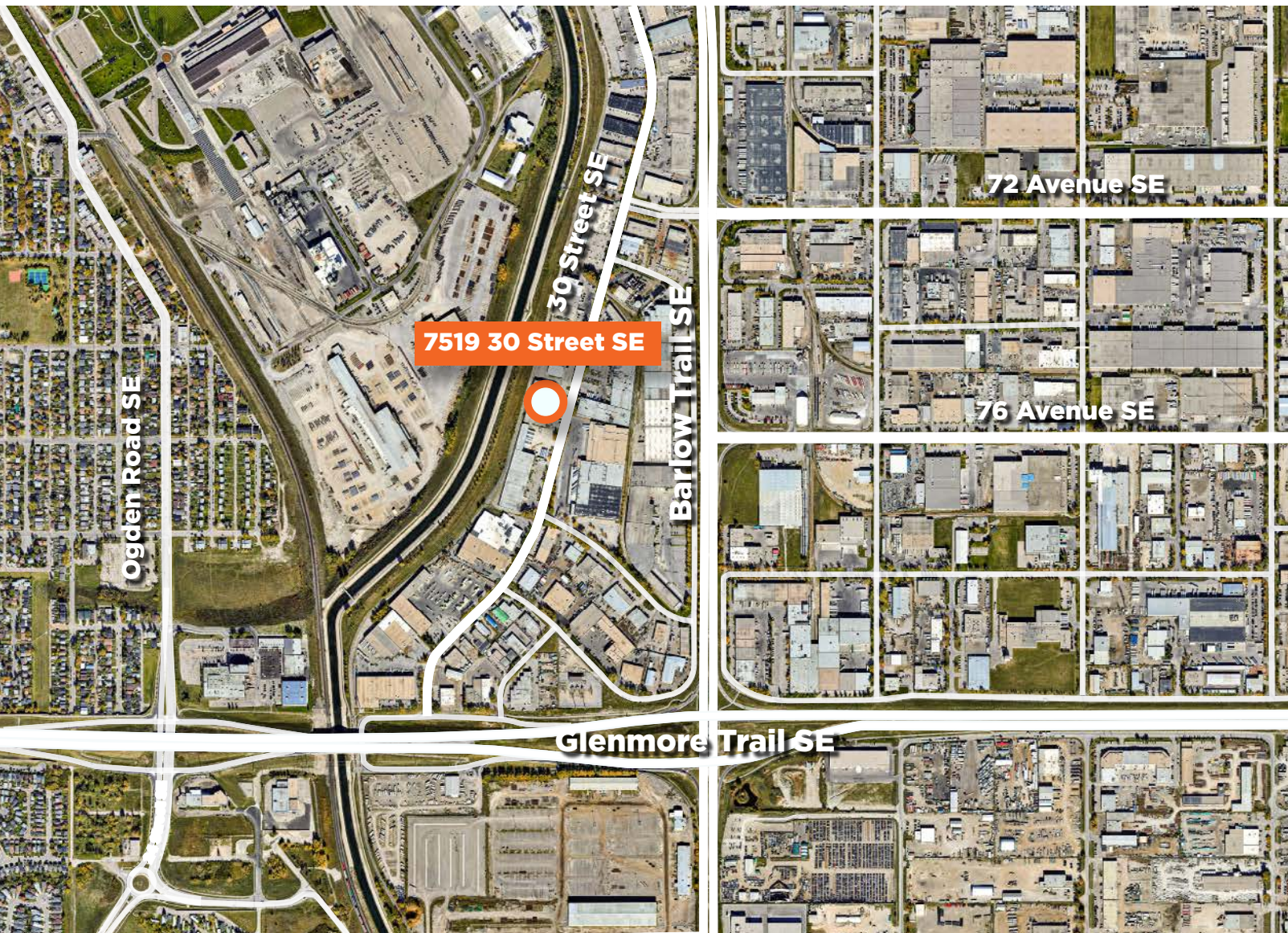


PROPERTY PICTURES // 7519 – 30 Street SE, Bay E



LOCATION

Located in Southeast Calgary, Foothills industrial district, with convenient access to major thoroughfares such as Glenmore Trail SE, Barlow Trail SE, and Deerfoot Trail SE



Drive Times:

Glenmore Trail SE: **2 minutes**

Deerfoot Trail SE: **7 minutes**

Stoney Trail SE: **8 minutes**

Downtown Calgary **12 minutes**

Calgary Airport: **20 minutes**

Nearby Amenities

Easy accessibility & close proximity to:



Close proximity to
Glenmore Trail and
Deerfoot Trail NE



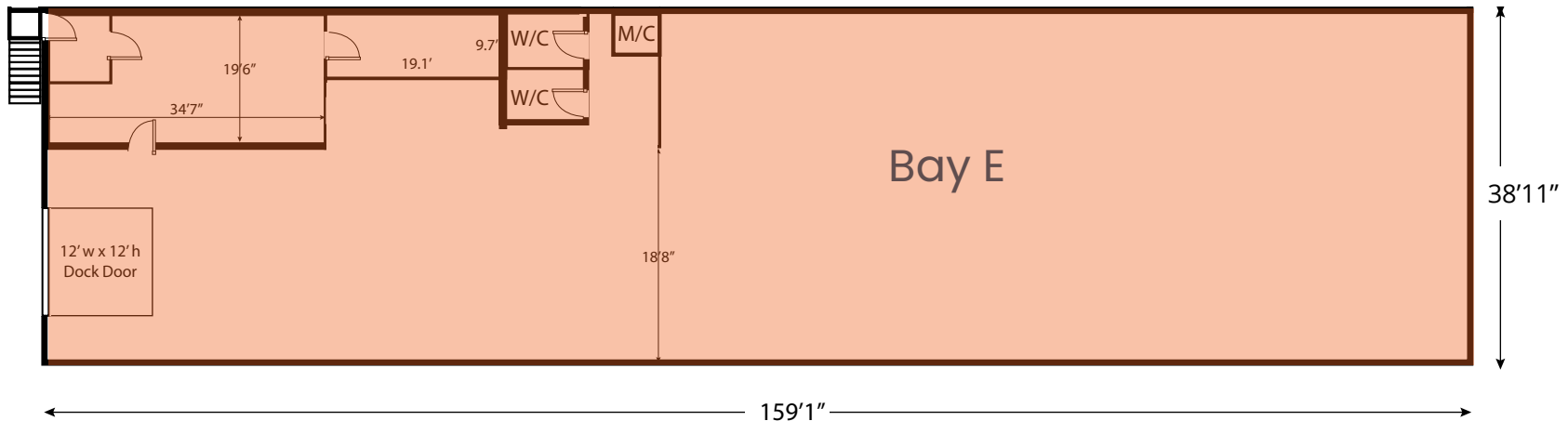
Bus Routes on 30
Street SE and Barlow
Trail SE



Located in the Heart of
Foothills Industrial

FLOOR PLAN

Warehouse (main floor)



Floor plan not to scale; measurements are only approximated; only to be used for illustration purposes

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