

// 3,119 SF INDUSTRIAL
BAY WITH DOCK
LOADING

FOR SUBLEASE

4709 14 Street NE, Unit 7, Calgary, AB



Jason Natale | Vice President
403.402.3129 | jnatale@cdnglobal.com

Ethan Fong | Associate
604.910.2128 | efong@cdnglobal.com

CDN Global Advisors Ltd. 736 6th Ave SW, Suite 1010
Calgary, Alberta T2P 3T7 www.cdnglobal.com

CDNGLOBAL[®]
Commercial Real Estate Advisors

PROPERTY HIGHLIGHTS

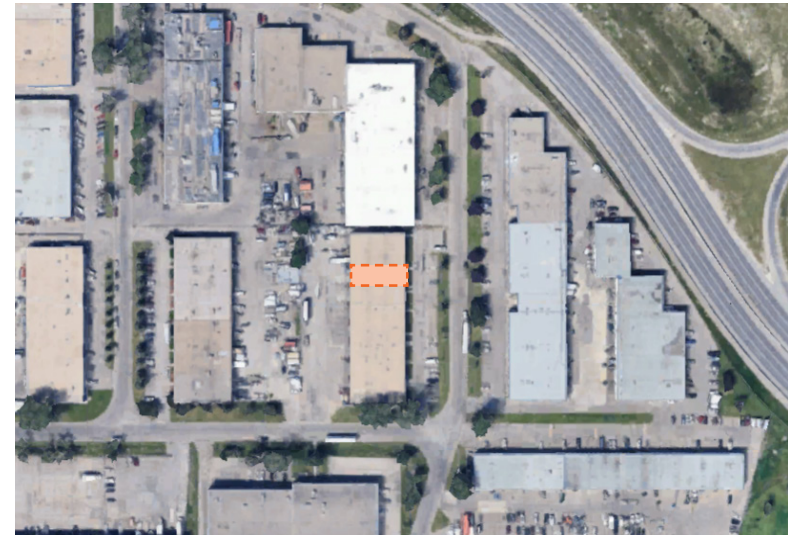


- Rare industrial bays with dock loading (12' x 12')
- 100 Amps per bay (TBV)
- Nearby to several restaurants, cafes, breweries, and a short drive to Deerfoot City Mall
- Bus transportation on 12 Street NE, including bus routes #32 and #69
- Close proximity to 12 Street NE, McKnight Boulevard and Deerfoot Trail NE

NOTE: Does not accommodate 40' trailers

PROPERTY OVERVIEW

Address:	4709 14 Street NE, Unit 7
District:	McCall Industrial
Zoning:	Industrial General (I-G)
Main Floor Office Area:	653 SF
Warehouse Area:	2,466 SF
Total Square Footage:	3,119 SF
Clear Height:	18'
Loading:	1 Dock Door (12'w x 12'h)
Power:	100 Amps per bay (TBV)
Sublease Rate:	\$12.25 PSF
Operating Costs:	\$7.38 PSF (est. 2024)
Availability:	August 1, 2025
Sublease Expiry:	Septmeber 30, 2029



INTERIOR FEATURES //



LOCATION

Located in NE Calgary, McCall Industrial Park, with convenient access to major thoroughfares for shipping and distribution.

Successful Calgary businesses within the immediate area: **Pioneer Petrotech Services Inc., MediDirect Inc, Detailed Drywall, A&W, AACE Doors and Trim LTD., Chevron – Gas Station and several more.**



Drive Times:

Deerfoot Trail SE: **5 minutes**

Calgary Airport: 8 minutes

Stoney Trail: **11 minutes**

Nearby Amenities

Easy accessibility & close proximity to:



banks & financial services



restaurants & fast food



fuel / charging stations



Prime Industrial park location

FLOOR PLANS



Total floor plan area is 3,119 SF. The warehouse is 2,466 SF and the office area is 653 SF, all located on the mail floor.



Jason Natale | Vice President
403.402.3129 | jnatale@cdnglobal.com

Ethan Fong | Associate
604.910.2128 | efong@cdnglobal.com

This communication is intended for general information only and not to be relied upon in any way. Consequently, no responsibility or liability whatsoever can be accepted by CDNGLOBAL for any loss or damage resulting from any use of, reliance on or reference to the contents of this document, including hypertext links to external sources. In addition, as a general communication, this material does not necessarily represent the view of CDNGLOBAL in relation to particular properties or projects. This communication is not intended to cause or induce breach of any agency agreement. Reproduction or distribution of this communication in whole or in part is not allowed without prior written approval of CDNGLOBAL.

CDN Global Advisors Ltd. 736 6th Ave SW, Suite 1010
Calgary, Alberta T2P 3T7 www.cdnglobal.com

CDNGLOBAL[®]
Commercial Real Estate Advisors