

WAREHOUSE / OFFICE / YARD
2,650 SF / 2,655 SF / 9,000 SF

FOR LEASE

4204 10 Street NE, Calgary, AB



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PROPERTY HIGHLIGHTS



- Secure and fenced, paved yard;
- Security system/cameras available;
- Floor drains in the warehouse and drains in the yard;
- Yard has exclusive drive-in access points;
- Convenient access to major roads including McKnight Boulevard and Deerfoot Trail.

FOR LEASE | 4204 10 Street NE

PROPERTY OVERVIEW

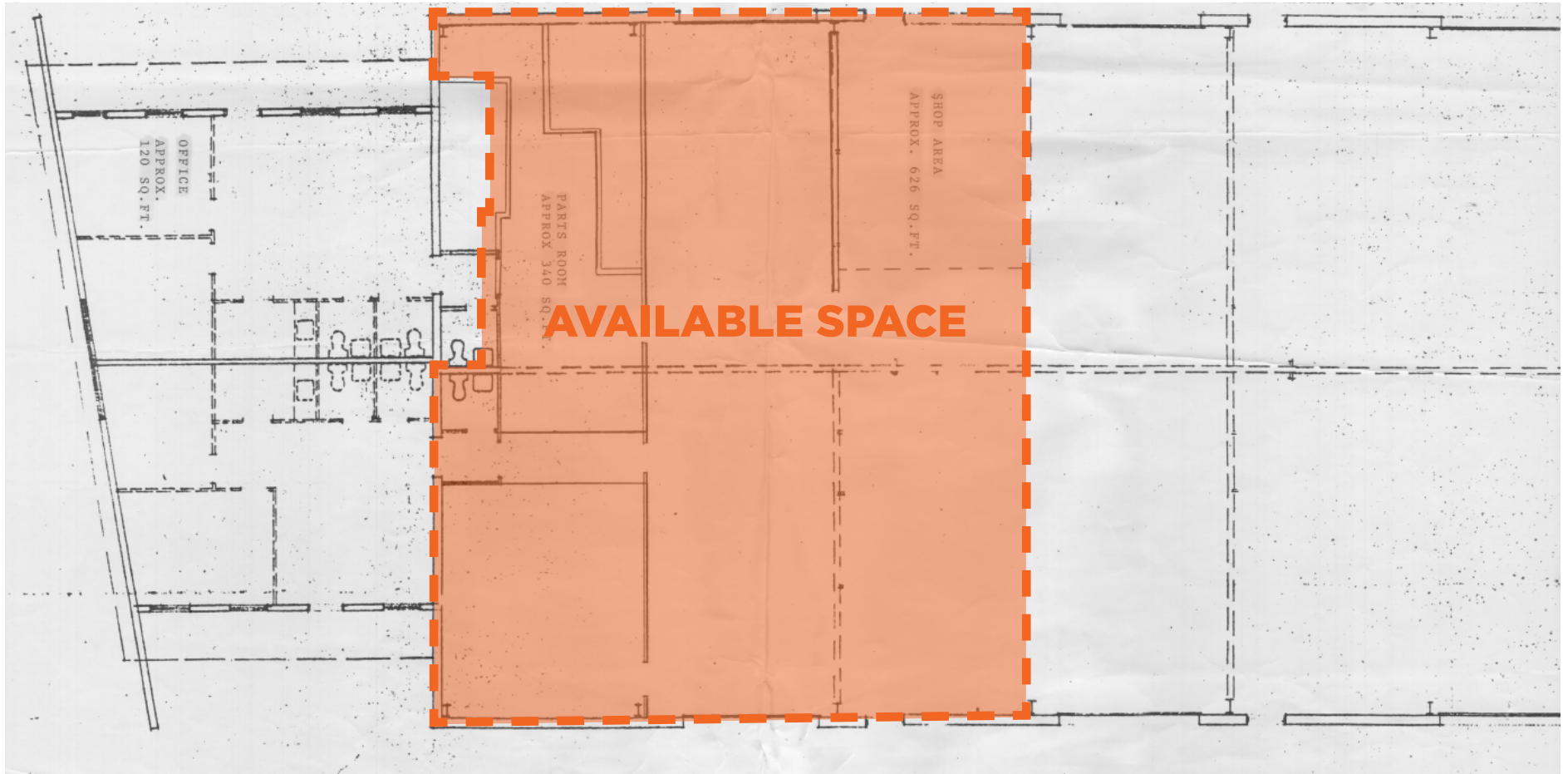
Address:	4204 10 Street NE
District:	McCall Industrial
Zoning:	Industrial General (I-G)
Year Built:	1973
Yard Size:	0.21 Acres (9,000 SF) TBV
Total Building Area:	5,305 SF (TBV)
Office Area:	2,655 SF TBV (second floor)
Warehouse Area:	2,650 SF TBV
Loading:	1 (10' x 14') drive in doors 1 drive-thru optional
Ceiling Height:	12' Clear
Power:	100A (TBV)
Lease Rate:	Market
Op. Costs (est. 2024):	\$6.92 PSF
Taxes (est. 2024):	\$4.44 PSF
Availability:	60 - 90 Days



FEATURES // 4204 10 Street NE

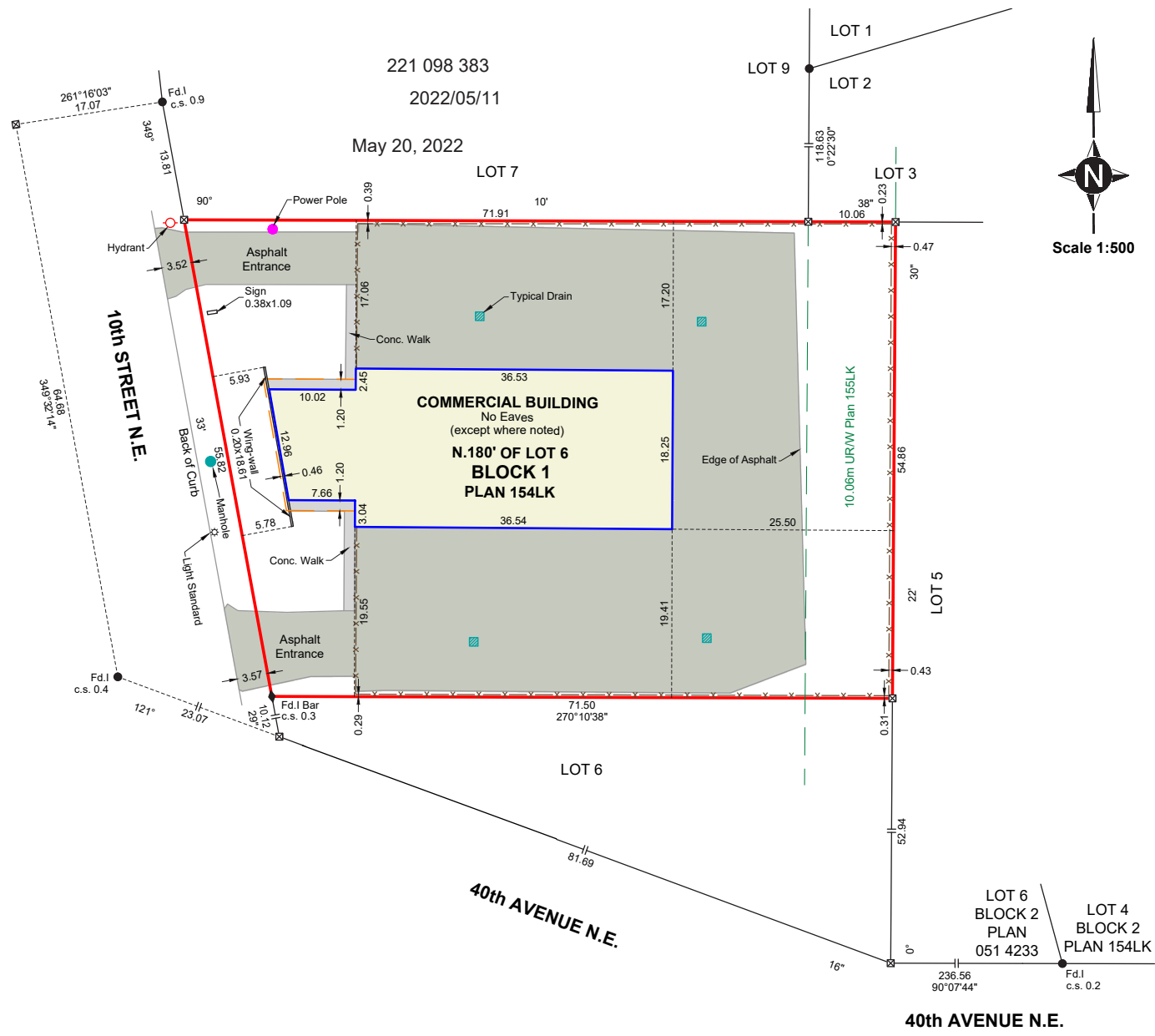


MAIN FLOOR PLAN // 4204 10 Street NE



Architectural floor plan of the existing roof. The plan shows various rooms including two offices, a reception area, a washroom, a mechanical room, a board room, and a storage room. It also includes a staircase and a ramp. Dimensions are provided for rooms and overall building footprint. Notes specify construction details like "NEW CEILING OF 2 LAYERS OF 15.9 mm P.R. GYPSUM WALL BOARD" and "CUT OPENINGS IN EXIST'G BLOCK WALL & INSTALL WINDOWS, SEALED INSULATING GLASS IN ALUM. FRAME". A circular stamp from the Planning Department, City of Calgary, dated DEC 11 1981, is visible in the bottom right corner.

SITE PLAN // 4204 10 Street NE



LOCATION

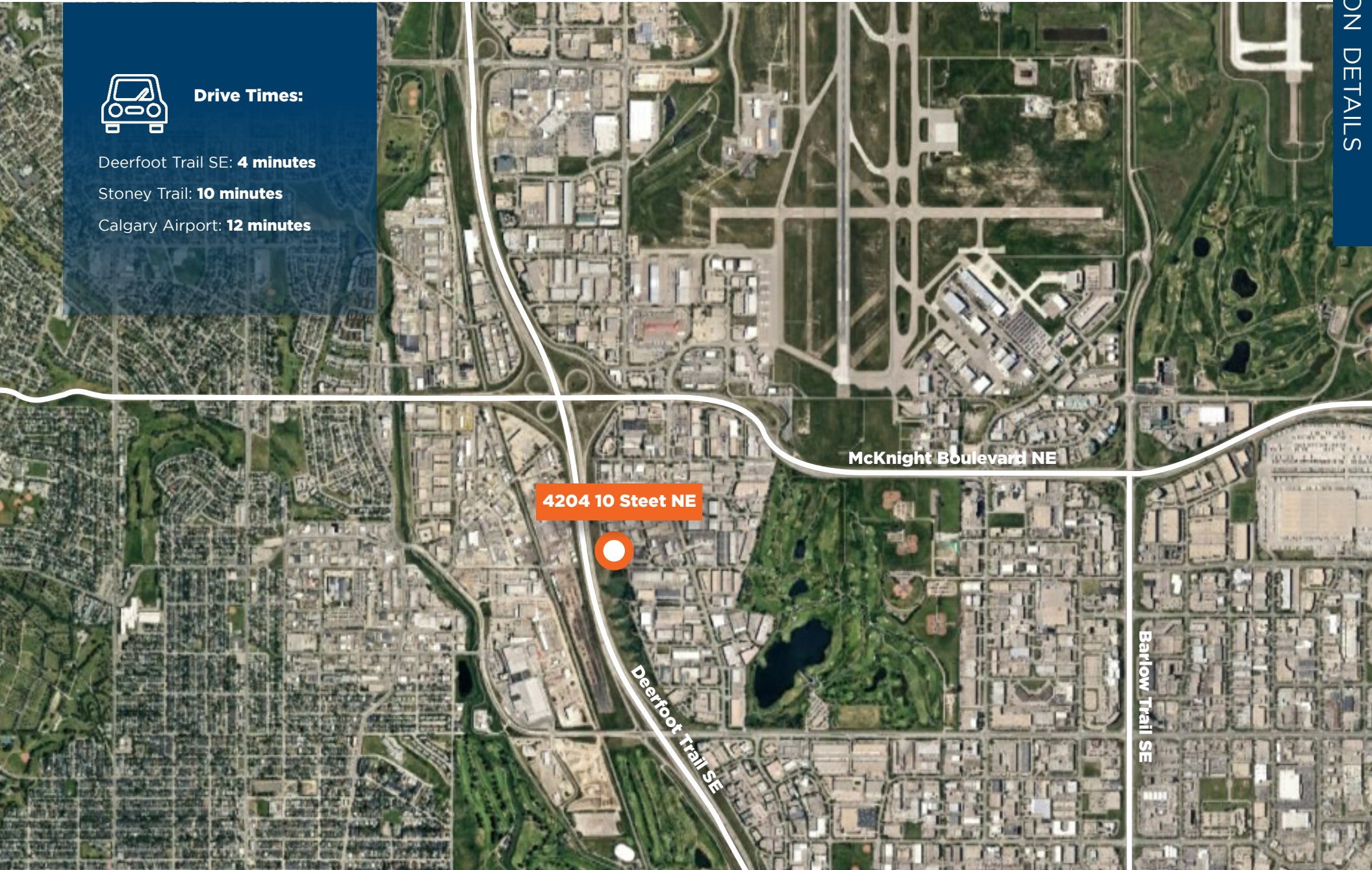


Drive Times:

Deerfoot Trail SE: **4 minutes**

Stoney Trail: **10 minutes**

Calgary Airport: **12 minutes**

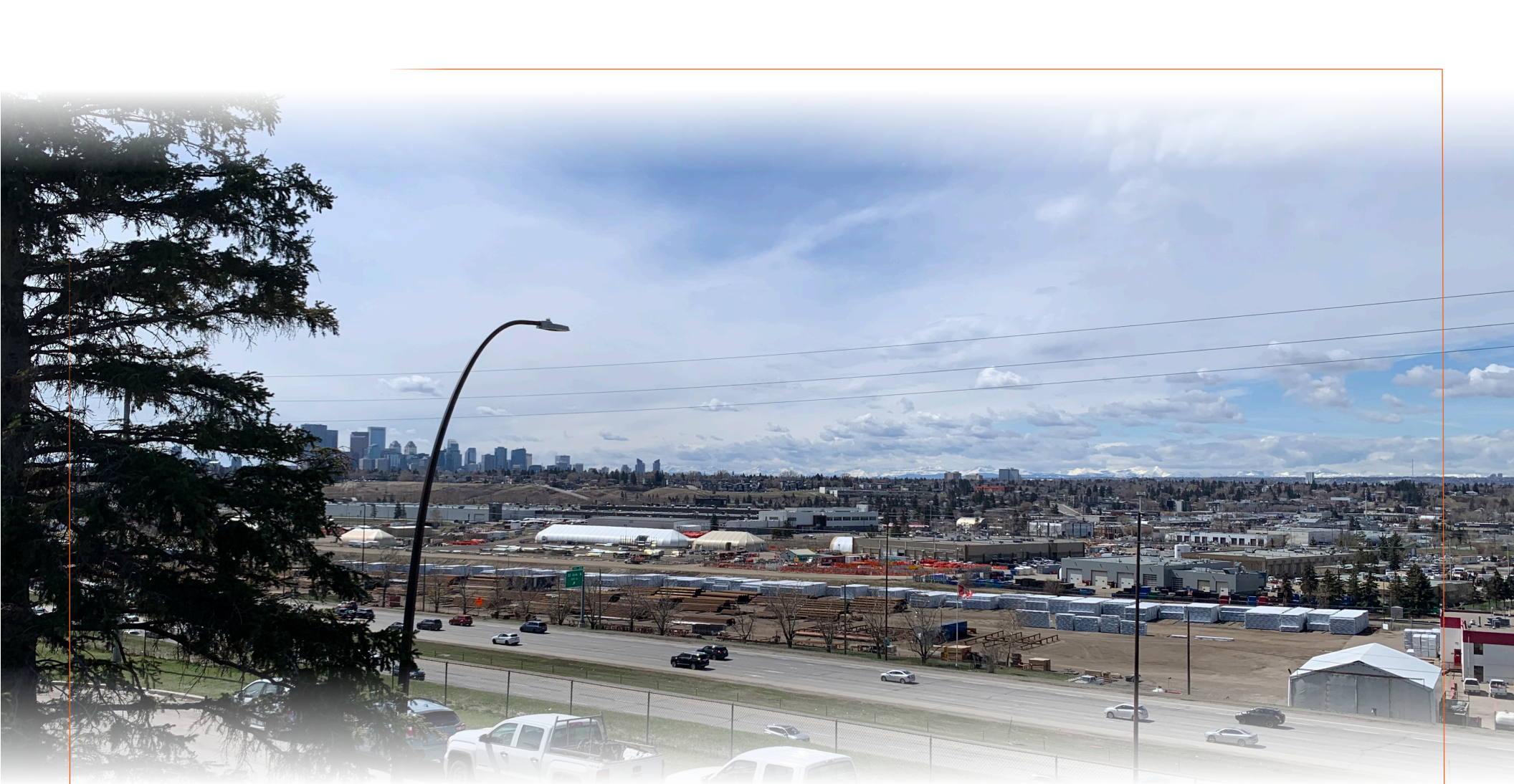


4204 10 Steet NE

McKnight Boulevard NE

Deerfoot Trail SE

Barlow Trail SE



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