

**CDNGLOBAL<sup>®</sup>**

**SMALL BAY WITH DRIVE IN  
& COMMON DOCK  
RATE REDUCED**

**2,760 SF**



**FOR LEASE**

**BAY # 70 4797 - 22 St. S.E.**  
Calgary, AB

Lead Associate

**Harvey Aronovich - Vice President / Associate**

| [harvey@cdnglobal.com](mailto:harvey@cdnglobal.com) | 403.560.2059 |

**Tate Aronovich - Associate**

| [tate@cdnglobal.com](mailto:tate@cdnglobal.com) | 403.689.1079 |

# PROPERTY OVERVIEW

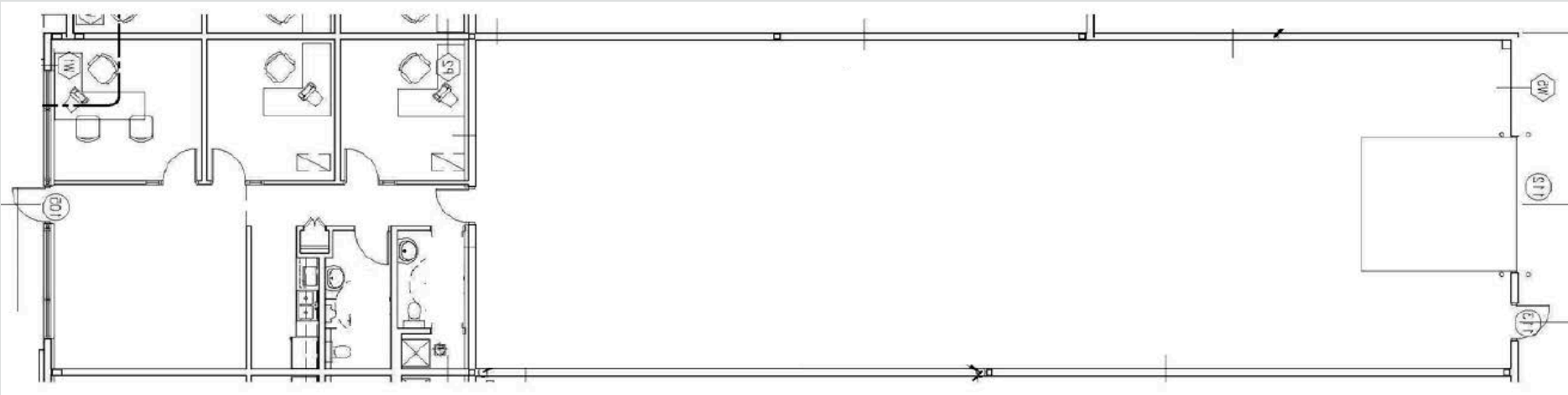
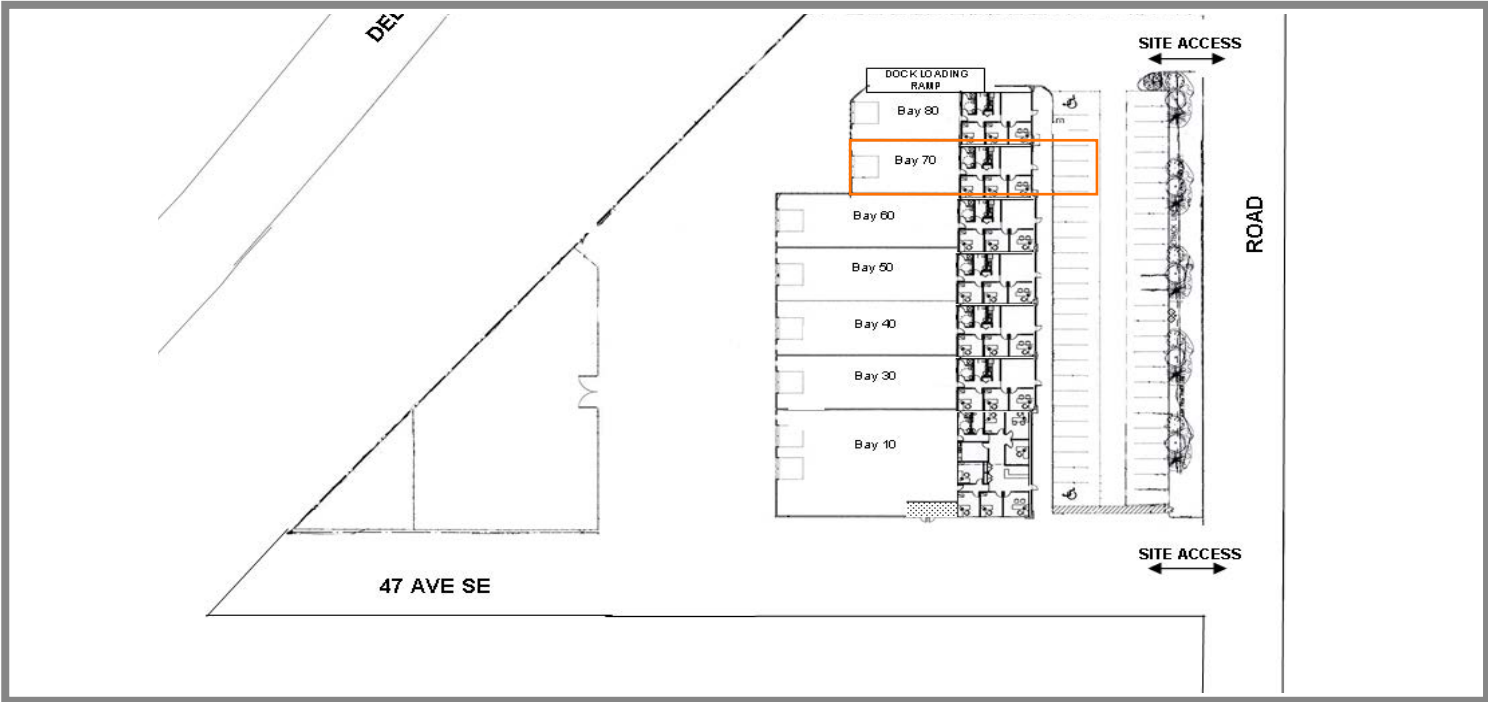
- **ZONING:** Industrial General (I-G)
- **DISTRICT:** Foothills Industrial
- **YEAR BUILT:** 2014
- **SIZE BREAKDOWN:** Office +/- 1,080 SF  
Warehouse: +/- 1,680 SF  
Total: +/- **2,760 SF**
- **LOADING:** 1 Drive-in (12'W x 14'H)  
Exterior Common Dock at North end of Building
- **CLEAR HEIGHT:** 19'
- **POWER:** 200 Amps @ 120/208 Volt (TBV)
- **PARKING:** Ample Double Row at Front
- **LEASE RATE:** ~~\$14.00 with escalations~~  
**RATE REDUCED**  
**\$13.00 with escalations**
- **OPERATION COSTS (2024):** \$7.96 PSF
- **AVAILABILITY:** Immediate

## PROPERTY HIGHLIGHTS

- Ideal South/Central Location, adjacent to Road King Truck Stop
- Quick access to all major transportation routes (Barlow Trail, Deerfoot Trail, and Stoney Trail)
- Newer construction with quality office build-out
- Double row parking in front of bay, with additional parking at south side
- Office ceiling height - 11'-0"
- HVAC in office area
- Radiant heat and forced air in warehouse
- Large rear marshaling area
- Exterior common dock



# PROPERTY FLOOR PLAN



**FOR LEASE** Bay #70, 4797 - 22 Street S.E.

# LOCATION

## DRIVING DISTANCE



- Deerfoot Trail NE 3 Mins
- Downtown Calgary 12 Mins
- YYC International Airport 17 Mins
- Stoney Trail NE 10 Mins



# CDNGLOBAL<sup>®</sup>

CDNGLOBAL.COM  
CDN GLOBAL ADVISORS LTD.  
736 - 6 Avenue SW, Suite 1010  
Calgary, AB T2P 3T7



**Harvey Aronovitch**  
Vice President / Associate  
[harvey@cdnglobal.com](mailto:harvey@cdnglobal.com)  
403.560.2059



**Tate Aronovitch**  
Associate  
[tate@cdnglobal.com](mailto:tate@cdnglobal.com)  
403.689.1079

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.