

# FOR LEASE



## 6693-30<sup>th</sup> Street SE, Calgary, AB

20,267 square feet with dedicated trailer parking



**Dock-Level  
Loading**



**Seven (7) Trailer  
Parking Stalls**



**Competitive  
Rental Rate**

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# PROPERTY DETAILS

**DISTRICT:**

Foothills

**LEGAL DESCRIPTION:**

Plan 75LK, Block 10, Lots 17-18

**ZONING:**

IG (Industrial General)

**AVAILABLE AREA:**

Main floor office:	882 sq. ft.
Second floor office:	823 sq. ft.
<u>Shop:</u>	<u>18,562 sq. ft.</u>
Total:	20,267 sq. ft.

**NET LEASE RATE:**

\$9.25 per sq. ft. per annum

**OPERATING COSTS (2025):**

\$5.30 per sq. ft. per annum

**YEAR BUILT:**

1974

**AVAILABLE:**

August 1st, 2025

**TRAILER PARKING:**

Includes seven (7) trailer parking stalls and twelve (12) vehicle parking stalls

**LIGHTING:**

LED lights

**CEILING HEIGHT:**

20' clear

**LOADING:**

4 - dock doors

**COLUMN GRID:**

26'11 x 29'11"

**POWER:**

200 amps, 120/208 volts, 3 phase (TBV)

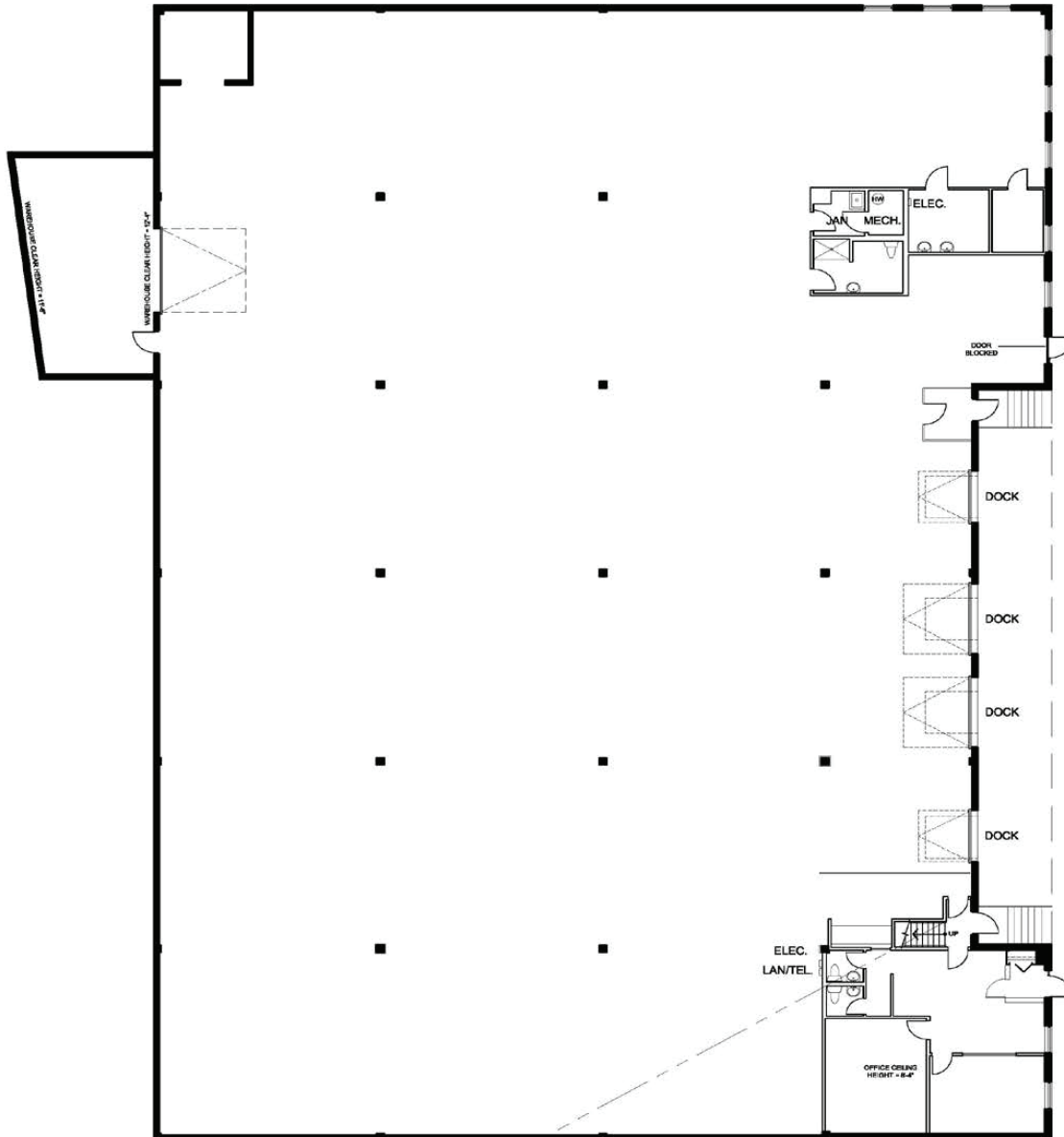
**COMMENTS:**

- » Corner unit, industrial warehouse storage facility
- » Secure on-site trailer parking or storage area included at no additional cost
- » Equipped with dock-level loading capabilities
- » Sprinkler system throughout warehouse area
- » Minimal office build-out spanning two floors, maximizing warehouse efficiency
- » Situated in the highly sought-after Foothills Industrial Park
- » Quick access to major transportation routes, including Glenmore Trail and Barlow Trail
- » Surrounded by a variety of nearby services and conveniences

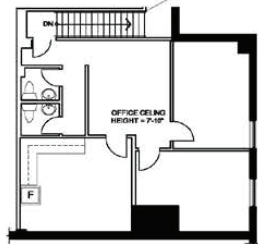
# FLOOR PLAN



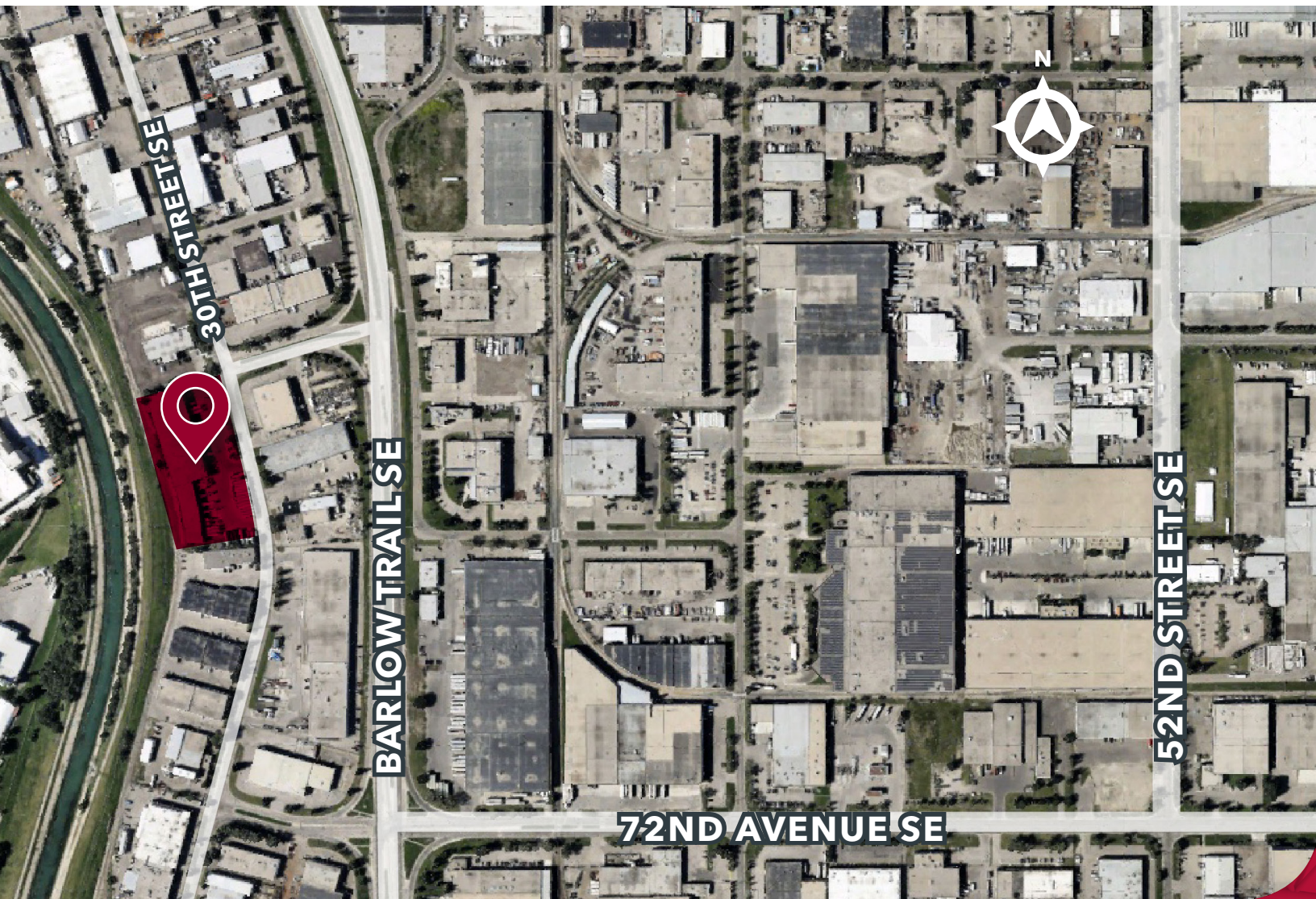
## MAIN FLOOR



## SECOND FLOOR



# LOCATION



## CONTACT US



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