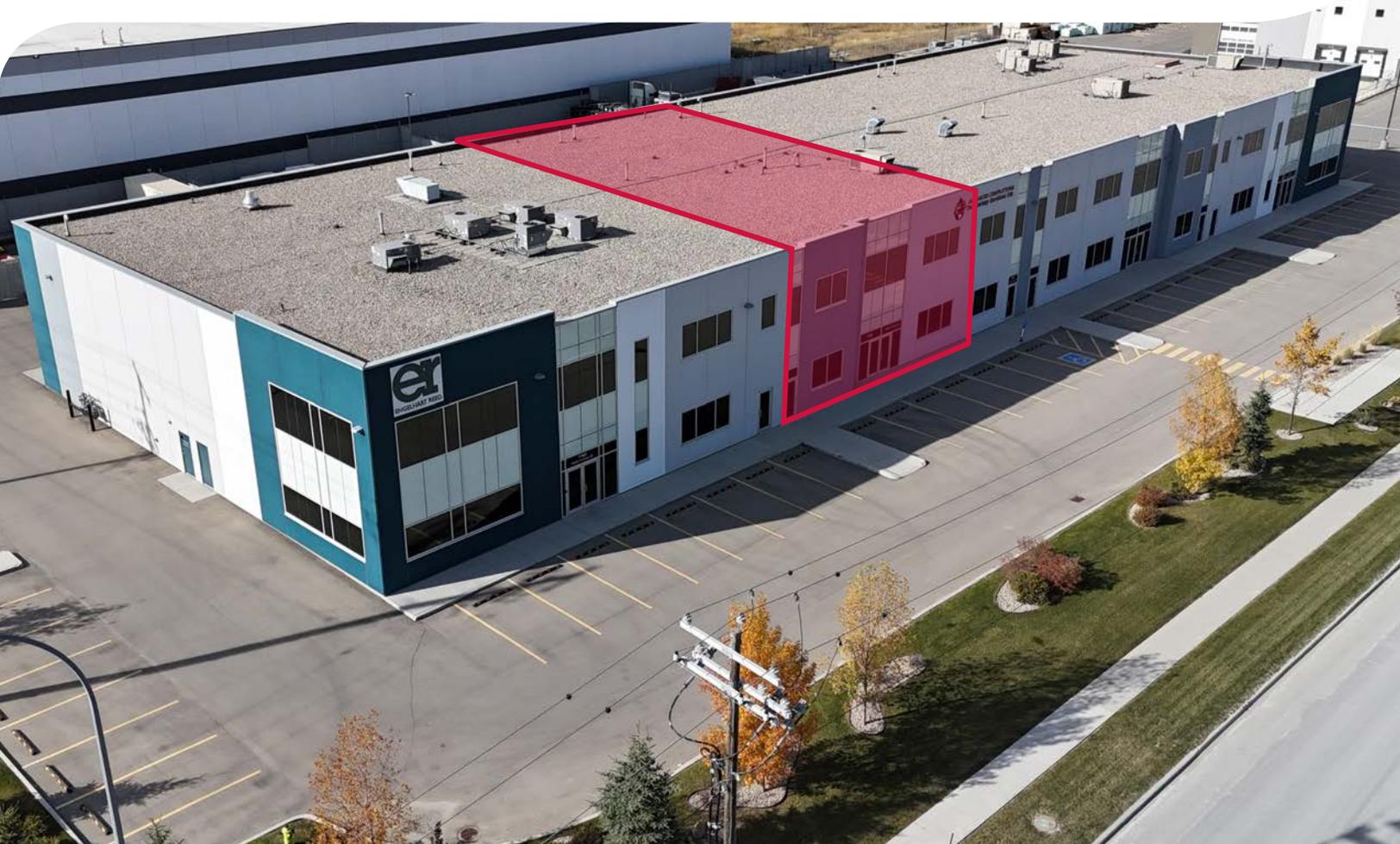


FOR LEASE



10645 - 74th Street SE, Unit 1130, Calgary, AB
3,784 square feet



Quick Access to
Glenmore & Stoney Trail

JON C. MOOK, SIOR
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117, 4950 - 106th Avenue SE | Calgary, AB T2C 5E9 | lee-associates.com/calgary

PROPERTY DETAILS

DISTRICT:

Point Trotter

LEGAL DESCRIPTION:

Condominium Plan 2010375, Unit 3

ZONING:

IG (Industrial General)

AVAILABLE AREA:

3,784 sq. ft.

NET LEASE RATE:

\$16.95 per sq. ft. per annum

OPERATING COSTS:

\$7.96 per sq. ft. per annum (for 2025)

YEAR BUILT:

2019

AVAILABLE:

30 days notice

HEATING/HVAC:

Radiant tube and overhead unit heaters

CEILING HEIGHT:

24' clear

LOADING:

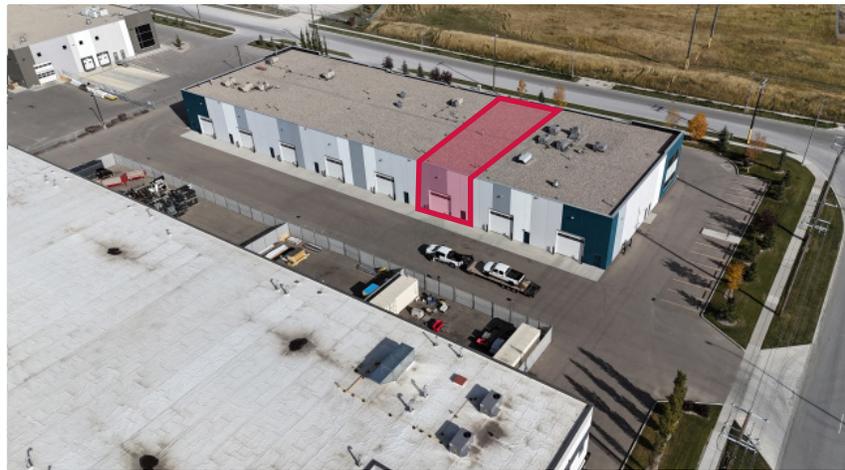
1 - 14' x 14' drive-in door

POWER:

100 amp, 600 Volt, 3 phase service

LIGHTING:

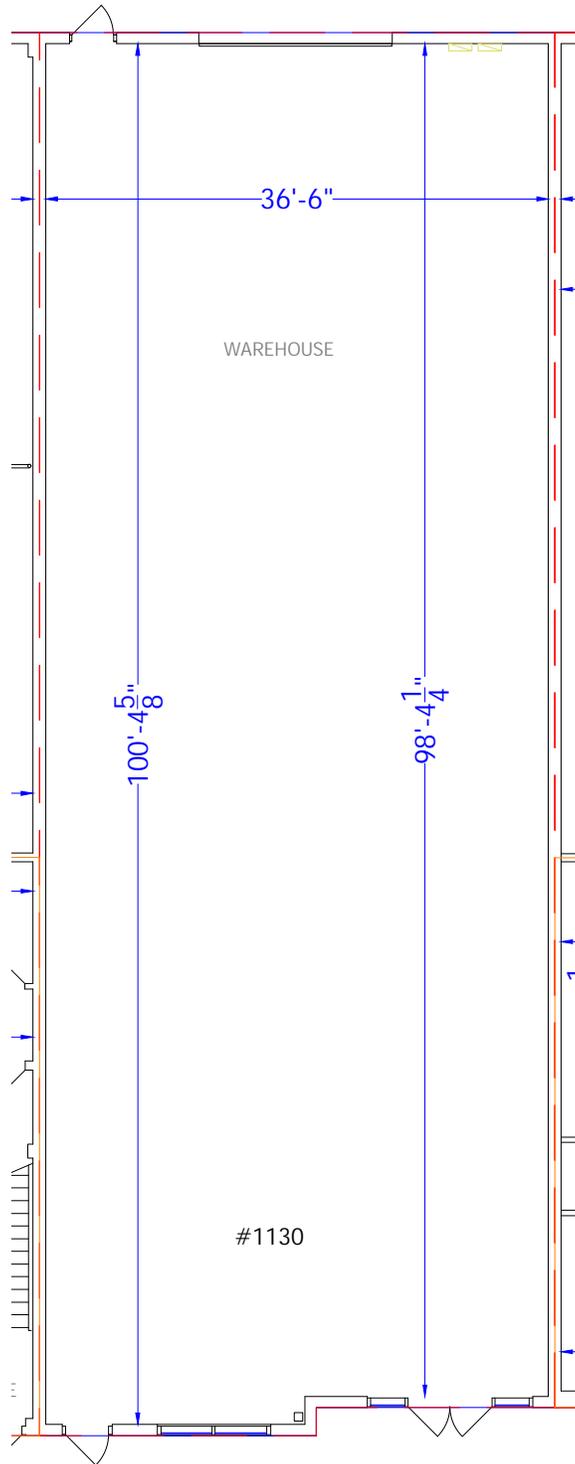
LED



COMMENTS:

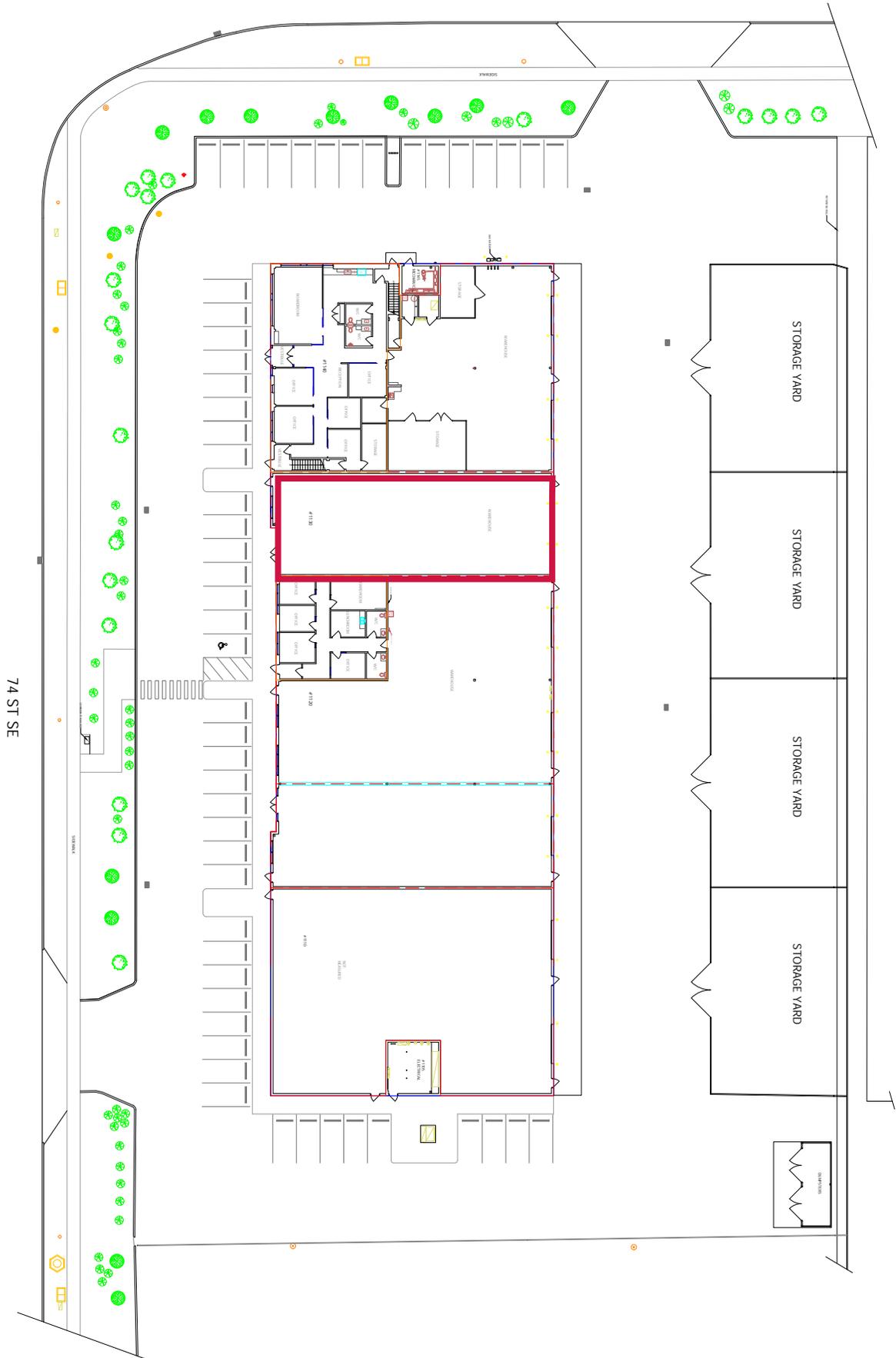
- » Yard area available
- » Office Build-out available
- » ESFR Sprinklered
- » Quick access to Glenmore & Stoney Trail

FLOOR PLAN

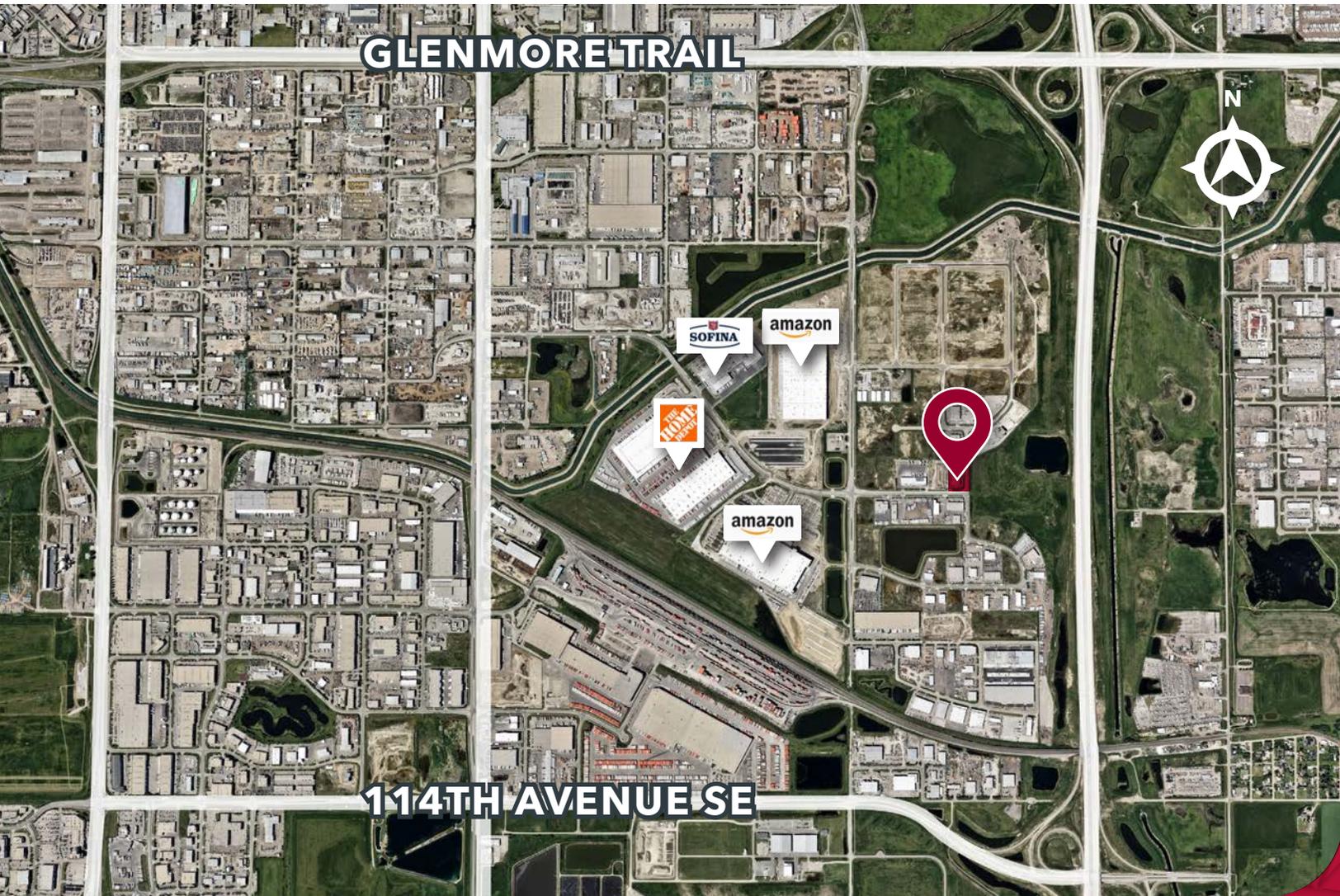


SITE PLAN

106 AVENUE SE



LOCATION



CONTACT US



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ASSOCIATES**

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