FOR LEASE

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

10645 - 74th Street SE, Units 1130 & 1140, Calgary, AB

3,784 - 14,958 square feet



Drive-in Loading

Dedicated Yard Area

Quick Access to Glenmore & Stoney Trail

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5040 - 12A Street SE | Calgary, AB T2G 5K9 | lee-associates.com/calgary

PROPERTY DETAILS -1140

DISTRICT:
Point Trotter

LEGAL DESCRIPTION:
Condominium Plan 2010375, Unit 4

ZONING:
IG (Industrial General)

AVAILABLE AREA:

Office (Main Floor):	+/- 3,303 sq. ft.
Office (Second Floor):	+/- 3,673 sq. ft.
Shop:	+/- 4,198 sq. ft.
Total:	+/-11,174 sq. ft.

*Can be combined with unit 1130 for a total 14,958 sq. ft.

NET LEASE RATE:
$17.95 per sq. ft. per annum

OPERATING COSTS:
$7.96 per sq. ft. per annum (for 2026)

YEAR BUILT:
2019

AVAILABLE:
Negotiable

MECHANICAL:
Approx. 3,500 CFM
HRV unit

HEATING:
Radiant tube and overhead unit heaters

CEILING HEIGHT:
24' clear

LOADING:
2 - 14' x 14' drive-in doors

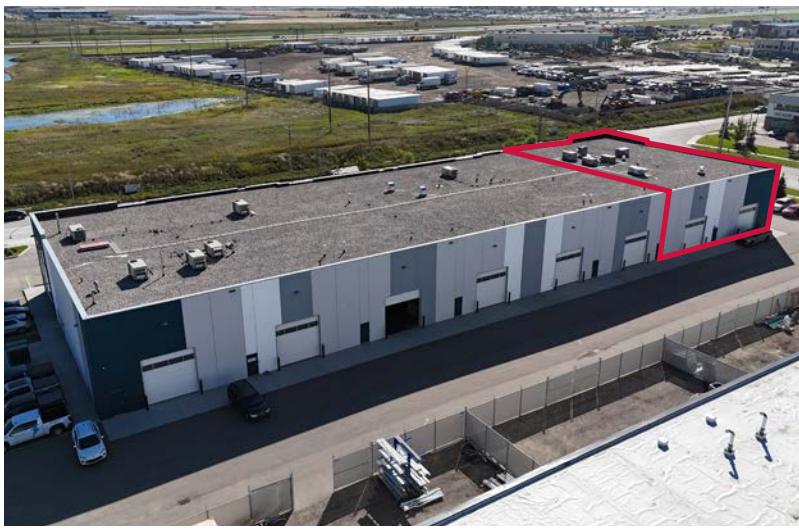
POWER:
200 amp, 600 volt, 3 phase service

LIGHTING:
LED

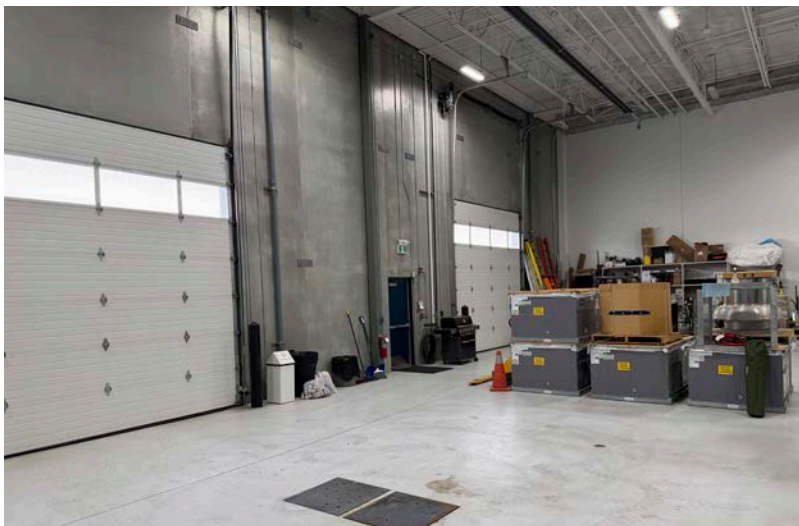
COMMENTS:

- Modern office build-out over two floors
- 3,745 sq. ft. of designated yard area
- ESFR Sprinklered
- Building has Fiber Optics
- Office furniture is negotiable
- Can be combined with Unit #1130 for an additional 3,784 sq. ft. of shop space
- Quick access to Glenmore & Stoney Trail









PROPERTY DETAILS -1130

DISTRICT:
Point Trotter

LEGAL DESCRIPTION:
Condominium Plan 2010375, Unit 3

ZONING:
IG (Industrial General)

AVAILABLE AREA:
3,784 sq. ft.
*Can be combined with unit 1140 for a total 14,958 sq. ft.

NET LEASE RATE:
$16.95 per sq. ft. per annum

OPERATING COSTS:
$7.96 per sq. ft. per annum (for 2026)

YEAR BUILT:
2019

AVAILABLE:
Immediately

HEATING:
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

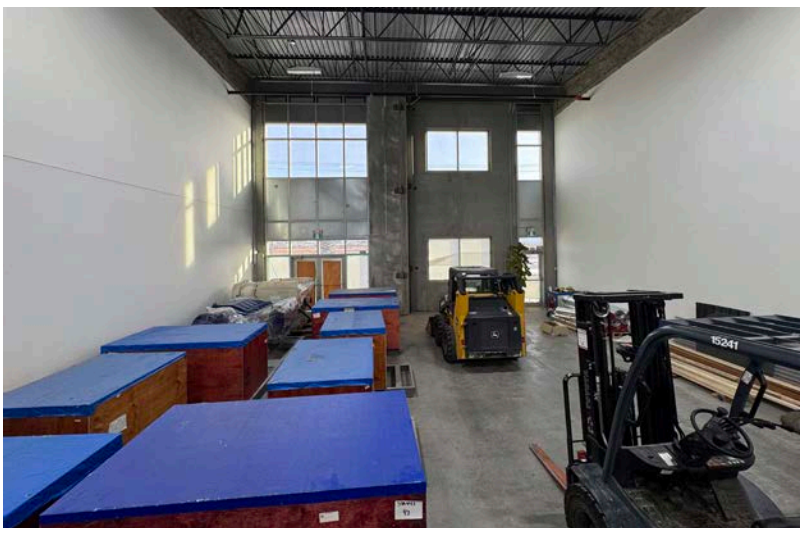
LIGHTING:
LED

COMMENTS:

- 3,745 sq. ft. designated yard area
- Office Build-out available
- ESFR Sprinklered
- Quick access to Glenmore & Stoney Trail

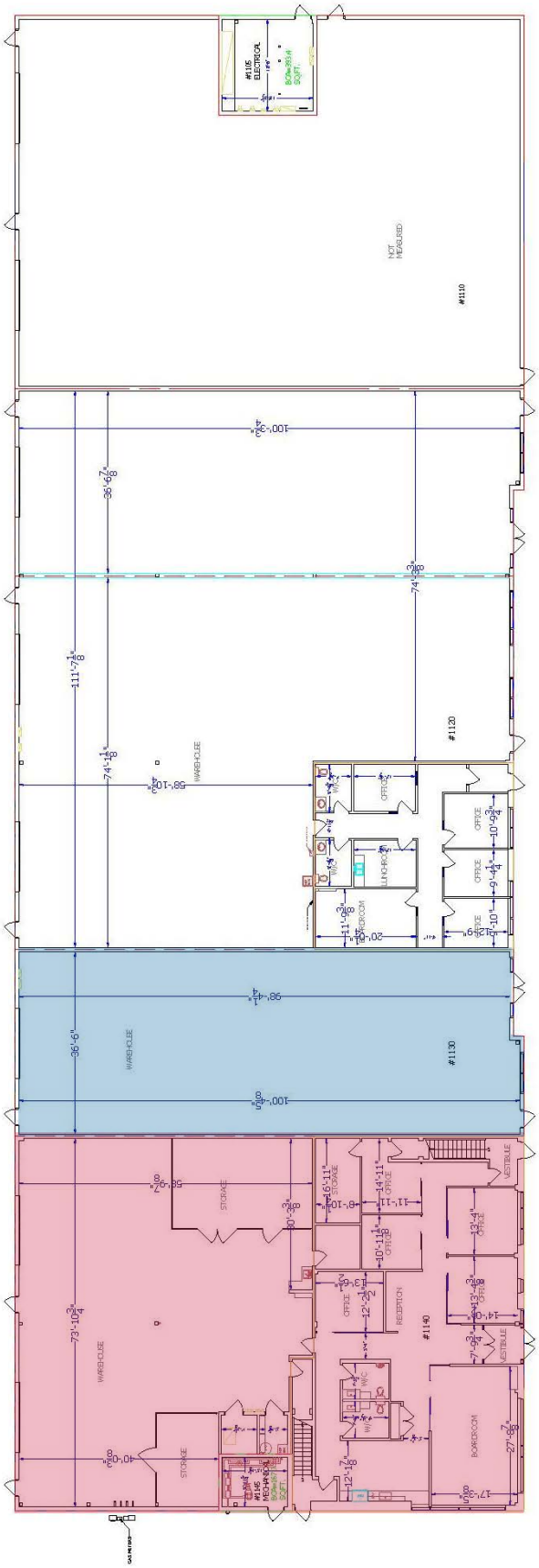








FLOOR PLAN - MAIN FLOOR

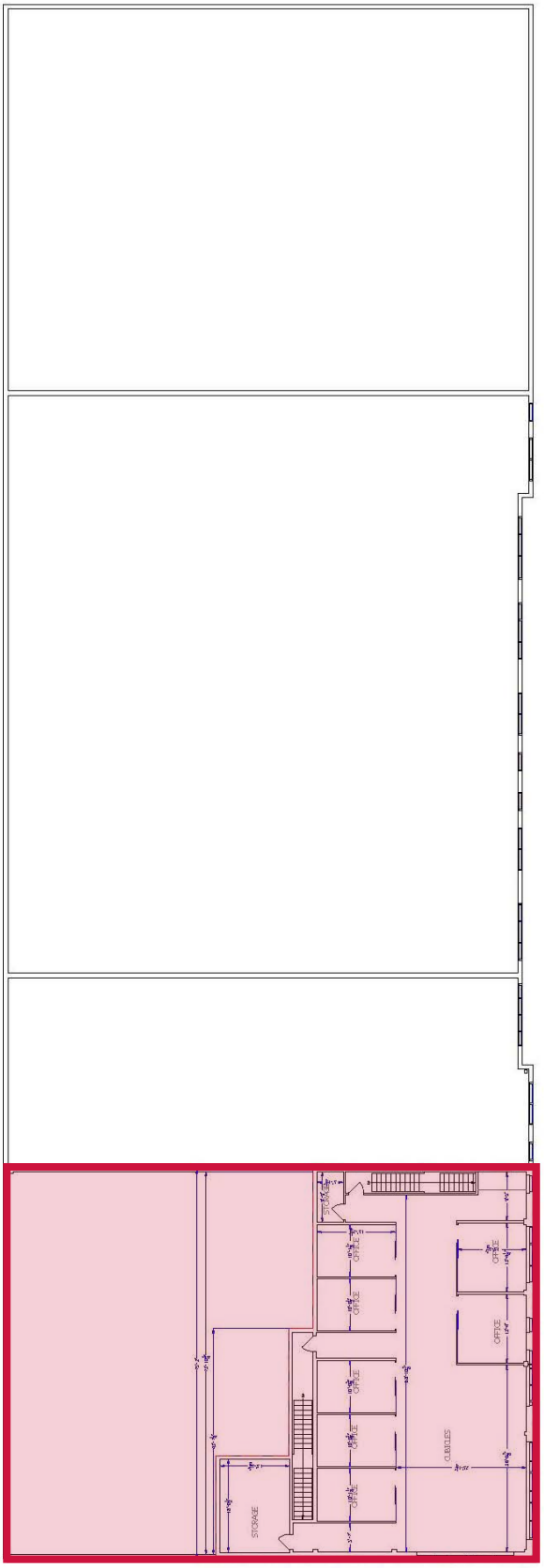


N

3,784 sq. ft.

7,502 sq. ft.

FLOOR PLAN - SECOND FLOOR (UNIT 1140)



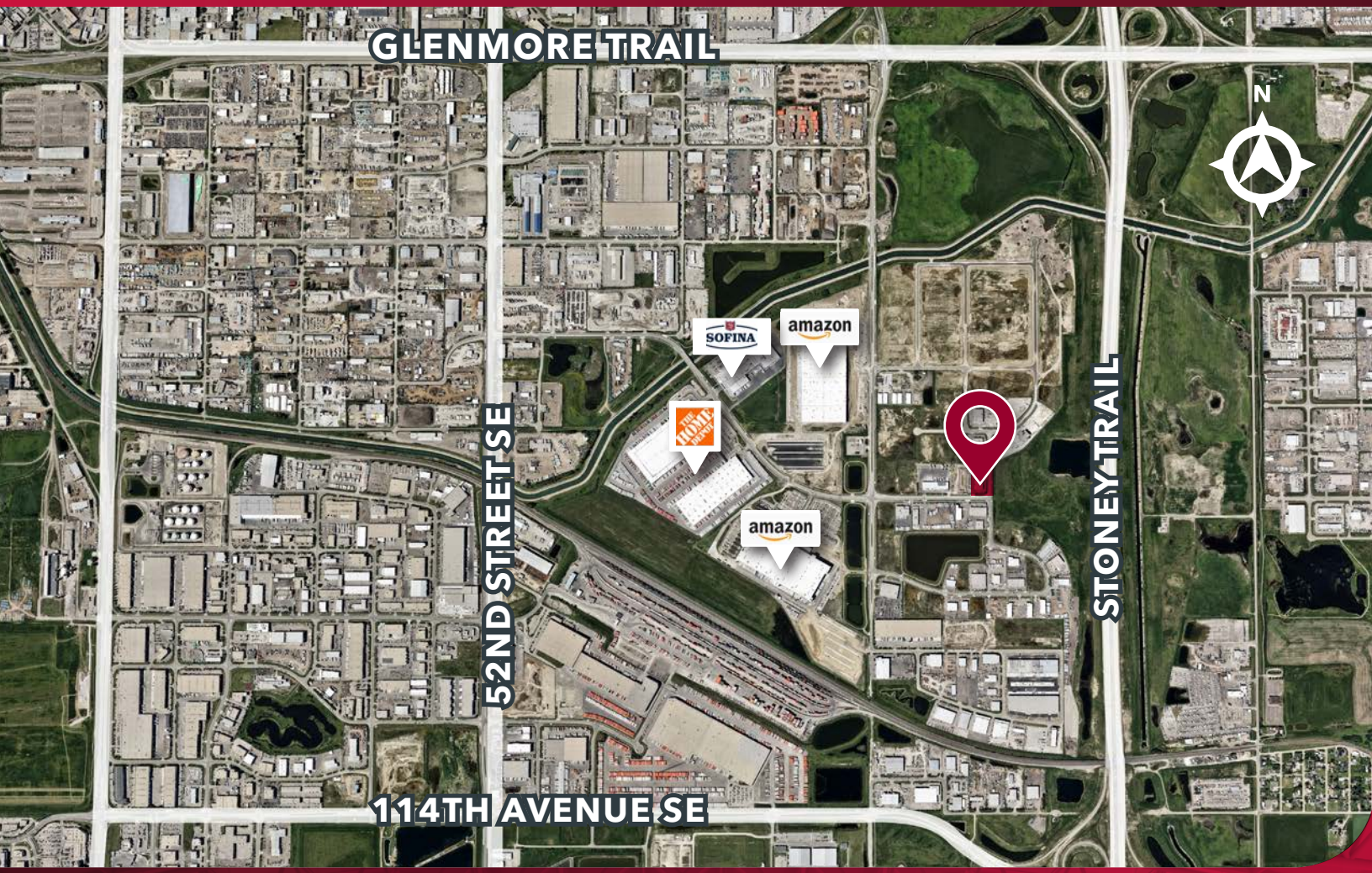
N

3,673 sq. ft.

SITE PLAN


N
STORAGE YARD
STORAGE YARD
STORAGE YARD
78′
48′
STORAGE YARD
78′
48′
Unit 1130
Unit 1140
74 ST SE

LOCATION



CONTACT US

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