

FOR LEASE



6693-30th 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.
Shop:	18,562 sq. ft.
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

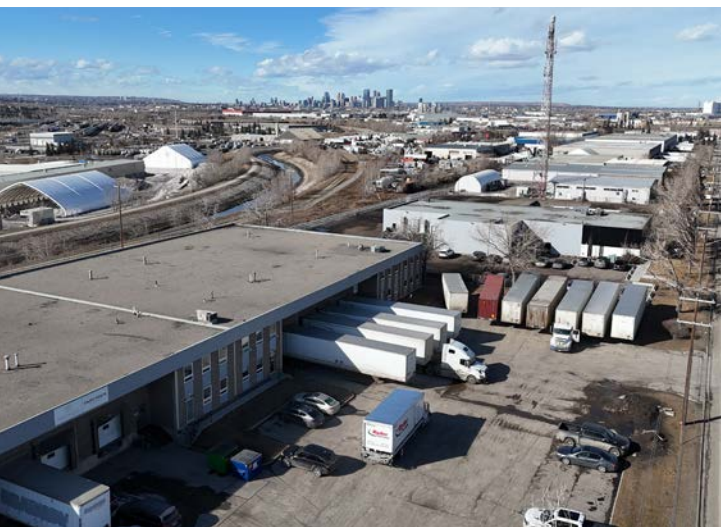
LIGHTING:
LED lights

CEILING HEIGHT:
20' clear

LOADING:
4 - dock doors

COLUMN GRID:
26'11 x 29'11"

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



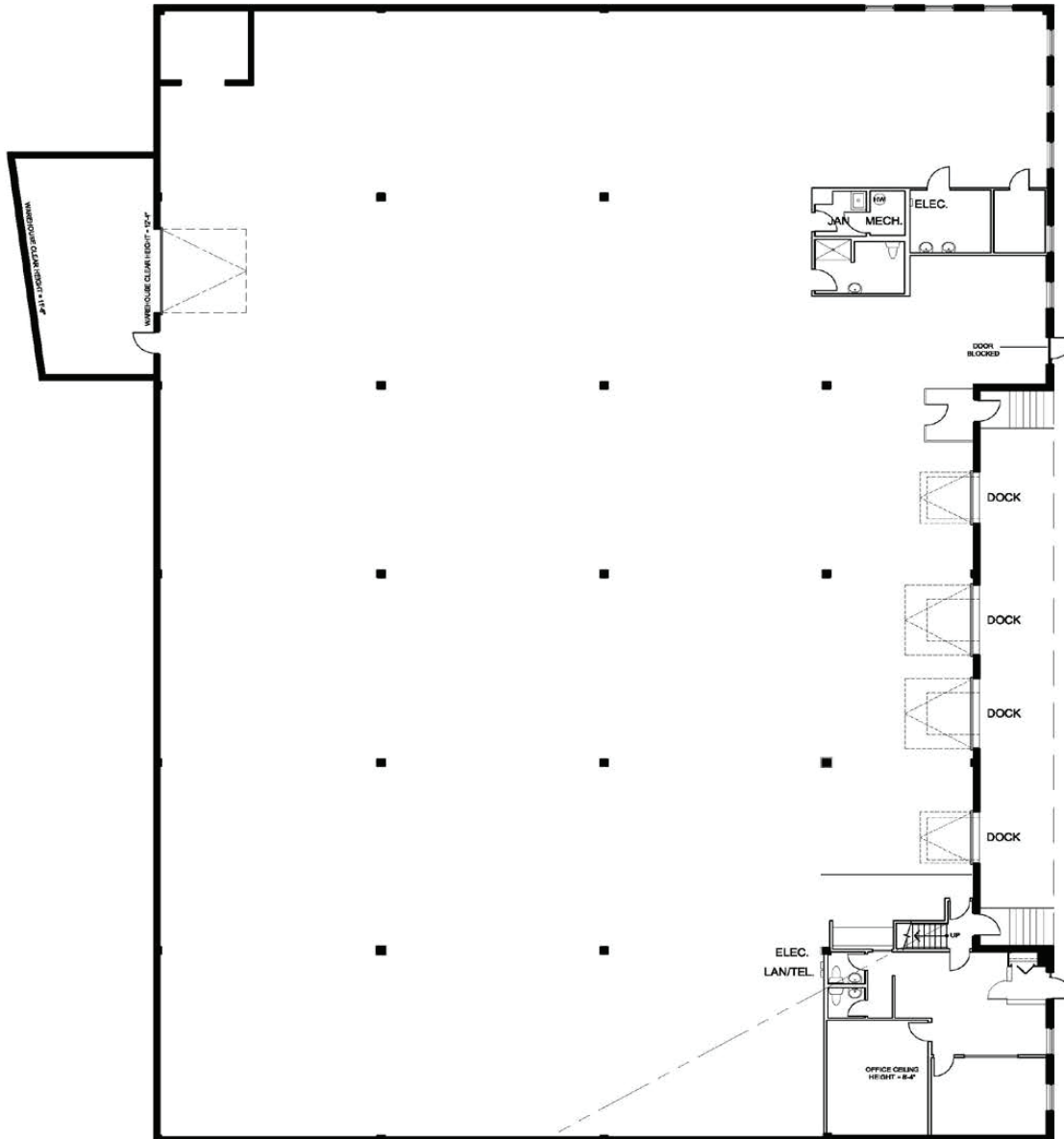
COMMENTS:

- » 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

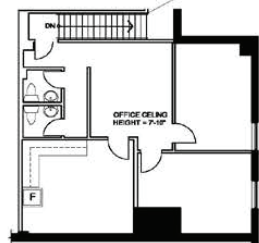
FLOOR PLAN



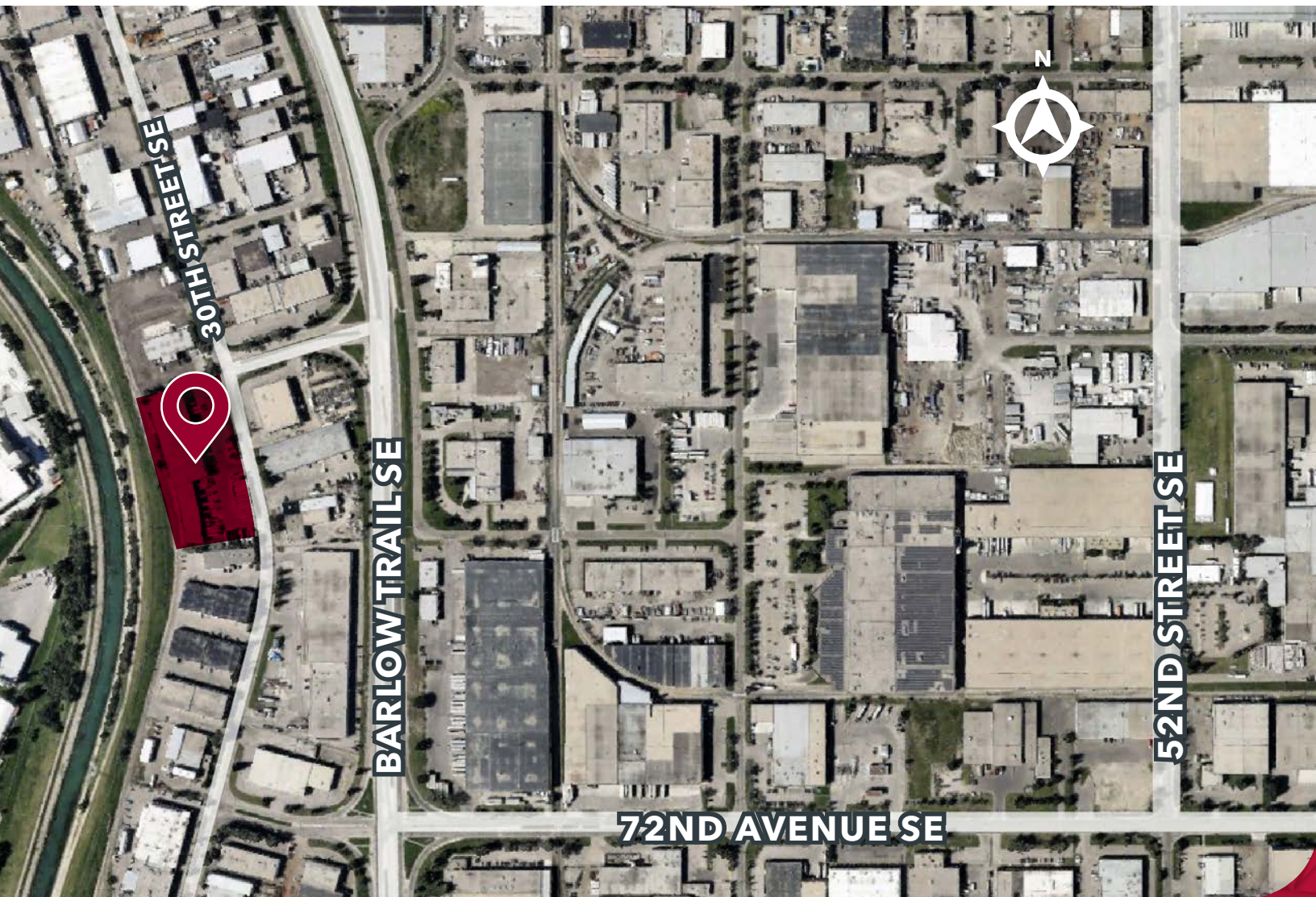
MAIN FLOOR



SECOND FLOOR



LOCATION



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