



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

7310 44 Street SE
Calgary, Alberta

MLS # A2229455



\$19 per sq.ft.

Division: Foothills

Type: Industrial

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 14,134 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: n/a

Excellent warehouse/shop opportunity on a high-visibility corner in Foothills Industrial Park! This 14,134 SF freestanding building sits on a 1.1-acre secured and fenced lot with prominent frontage along 72 Ave SE. The main floor features 13,052 SF of functional space with a mix of warehouse and shop areas, plus 1,082 SF of second-floor office space. The building is equipped with 8 drive-in bay doors (including 3 oversized 20' x 14' doors), 19' clear ceiling heights, and 400 amps of power (TBC). Ideal for a range of industrial users seeking exposure, yard space, and efficient loading. Operating costs estimated at \$4.43 PSF for 2024. Immediate availability.