

POINT TROTTER INDUSTRIAL BAY OPPORTUNITY  
// 9,600 SF

# FOR LEASE

100, 10725 74 Street SE, Calgary, AB



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# PROPERTY HIGHLIGHTS



- Clean, newer, functional space with exceptional power;
- Excellent location in Point Trotter;
- LED lights;
- Fenced, gated, yard space included;
- Fully paved site.

**FOR LEASE** | 100, 10725 74 Street SE

## PROPERTY OVERVIEW

<b>Address:</b>	100, 10725 74 Street SE
<b>District:</b>	Point Trotter
<b>Zoning:</b>	Industrial General (I-G)
<b>Available Space:</b>	Office (main floor) - 2,000 SF Office (2nd floor) - 1,600 SF Shop - 6,000 SF <b>Total Size - 9,600 SF</b>
<b>Clear Height:</b>	24 ft.
<b>Loading:</b>	2 Drive-in Doors (18'h x 16'w)
<b>Power:</b>	600A/208V, 3-Phase
<b>Lease Rate:</b>	\$15.00 starting
<b>Op. Costs (Est. 2024):</b>	\$7.25
<b>Availability:</b>	Negotiable



# INTERIOR FEATURES // 100, 10725 74 Street SE



# LOCATION



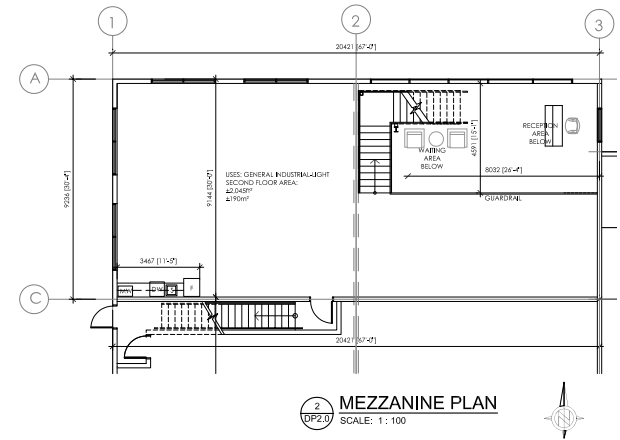
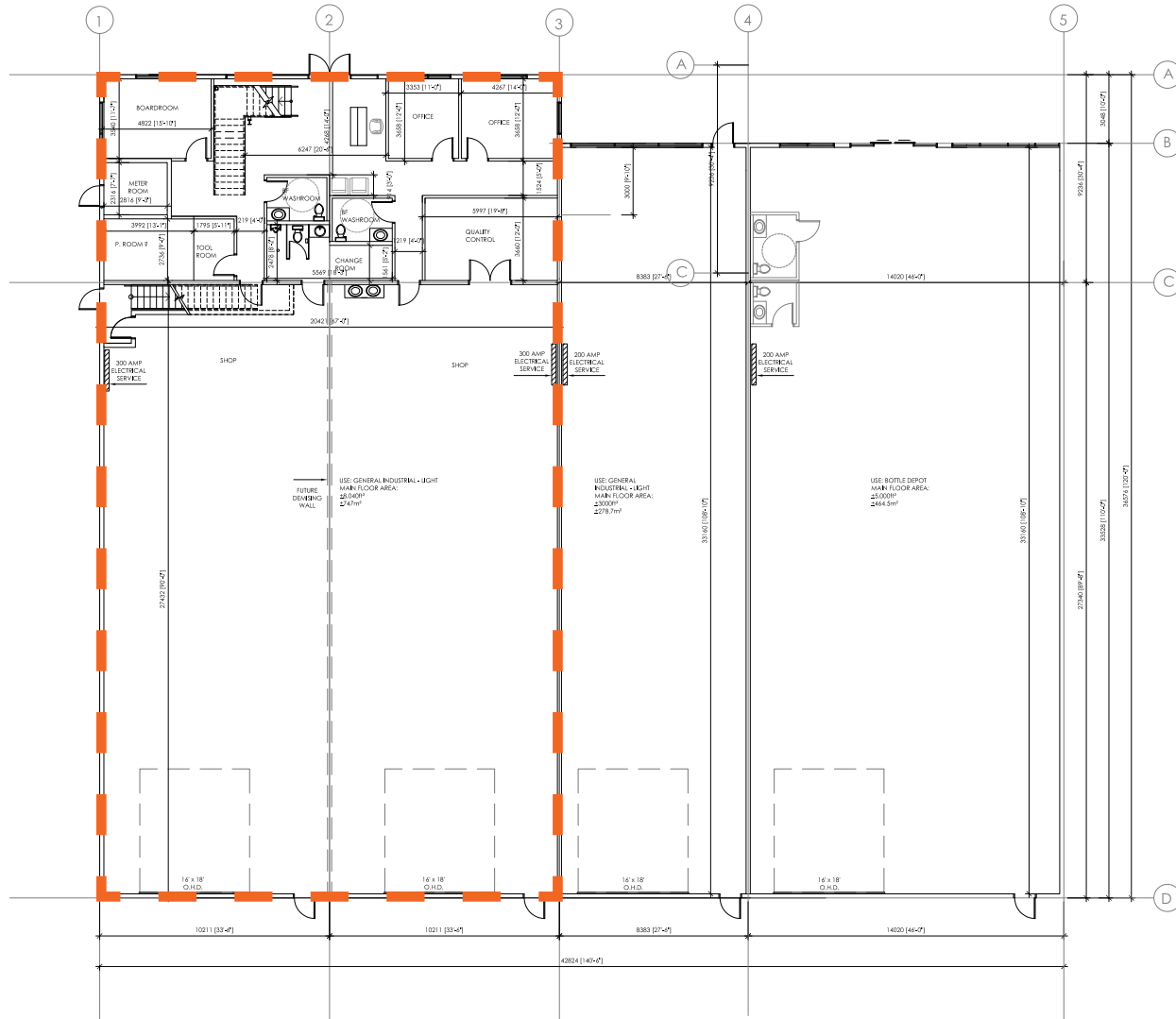
**Drive Times:**

Deerfoot Trail SE: **12 minutes**  
Glenmore Trail: **4 minutes**

Stoney Trail: **5 minutes**  
Barlow Trail: **7 minutes**

Calgary Airport: **25 minutes**  
Calgary Downtown: **23 minutes**

# BUILDING PLANS



While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.



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