

**7, 4709 14 Street NE
Calgary, Alberta**

MLS # A2221127



\$12 per sq.ft.

Division: McCall

Type: Industrial

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 3,119 sq.ft.

Zoning: I-G

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 1.83 Acres

Sewer: -

Lot Feat: -

Inclusions: N/A

Available for sublease (September 30, 2029), this 3,119 SF industrial bay offers an excellent combination of functionality and location, with convenient access to key transportation routes such as Deerfoot Trail, McKnight Boulevard, and Stoney Trail—making it an ideal choice for logistics and distribution-focused businesses. The space features a 12' x 12' dock-loading door and a practical layout that includes 2,466 SF of warehouse space and 653 SF of office area, providing a balanced setup for operational efficiency. Located in Calgary's McCall Industrial Park, the property is also near numerous restaurants, cafés, and Calgary International Airport, offering added convenience for staff and clients alike. *Does not accommodate 40' containers.