

**7404 44 Street SE
Calgary, Alberta**

MLS # A2229453



\$19 per sq.ft.

Division: Foothills

Type: Industrial

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 16,250 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: n/a

High-exposure corner location at 72 Ave SE & 44 St SE now available for lease for the first time! Situated on a 1.66-acre fenced and secured site with dual access points, this well-maintained industrial property offers excellent parking and a functional layout ideal for trucking or service operations. The building totals 16,250 SF, including 10,750 SF of shop space with 8 overhead doors (4 drive-through) and 1 dedicated wash bay, plus 1,375 SF for parts storage and 1,375 SF of main floor office. A spacious second floor includes 2,750 SF of additional offices and a lunchroom. Flexible lease terms and immediate availability. An adjacent 14,134 SF building is also available.