

± 5,599 SF INDUSTRIAL BAY WITH DRIVE-IN LOADING

// Corner Unit with Excellent Exposure to Barlow Trail SE



Barlow Trail SE

FOR LEASE

4041 74 Avenue SE, Units 11-12, Calgary, AB

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PROPERTY DETAILS



PROPERTY OVERVIEW

District:	Foothills Industrial
Zoning:	I-G (Industrial General)
Square Footage Breakdown:	
Office:	± 2,240 SF
Warehouse	± 3,359 SF
Total:	± 5,599 SF
Optional Second Floor Office:	± 2,500 SF (Available on June, 2026)
Clear Height:	20' (TBV)
Loading:	2 Drive-in (12' w x 14' h)
Power:	100 Amps (TBV)
Lease Rate:	\$14.50 PSF (\$9,500 + Utilities per month)
Op's Costs (Est. 2025):	\$5.85 PSF
Availability:	May 1, 2026

PROPERTY OVERVIEW

- Excellent corner unit with direct exposure onto Barlow Trail SE
- Office area includes front reception/showroom, four private offices, kitchenette area and two washrooms in office area
- Wide warehouse area, includes one shop office, washroom, and two drive-in doors
- Optional ± 2,500 SF second floor office available on June 1, 2026
- 6 reserved parking stalls
- Direct exposure to Barlow Trail NE
- Close proximity to Glenmore Trail SE, Deerfoot Trail SE and Stoney Trail SE

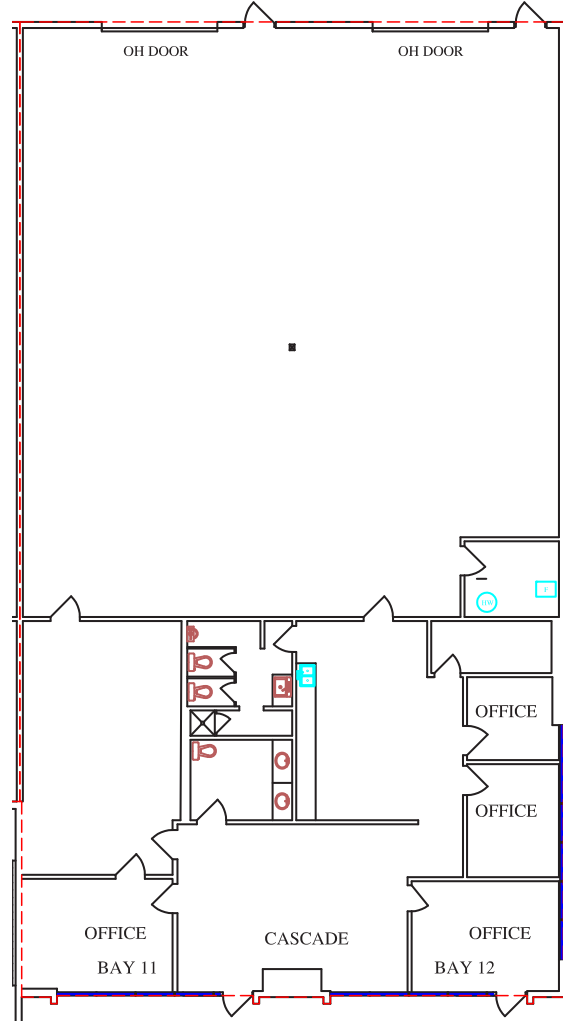
PICTURES



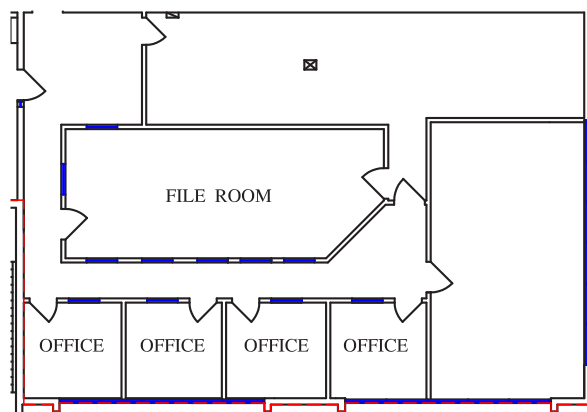
While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.

FLOOR PLAN

Units 11 - 12 (± 5,599 SF)



Optional Second Floor (± 2,500 SF)



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LOCATION



Drive Times

Deerfoot Trail SE	6 minutes
Stoney Trail SE:	8 minutes
Downtown Calgary:	13 minutes

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