

Glenmore Trail Corporate Centre

End Unit for Short-Term Sublease

FOR SUBLEASE

2101 - 6027 79TH AVENUE SE
Calgary, AB



AERZEN

DURABUILT
WINDOWS & DOORS

Marketed by



6027 79TH AVENUE SE

Cushman & Wakefield is pleased to present the opportunity to sublease this 7,582 sq ft industrial condominium bay within the Great Plains Industrial Park in SE Calgary.

Unit 2101 is part of a state-of-the-art industrial complex that is home to an excellent mix of light industrial/business users. The unit has been well maintained and left in pristine condition from the sub landlord.

The unit offers a great opportunity for a user to sublease on a short term along with flexible land use in place, to accommodate a range of industrial uses. The Great Plains Industrial Park is a well-established district in southeast Calgary, with ample amenities in the area.

HIGH-LEVEL DETAILS

TOTAL SQ FT
7,582 SF

OFFICE
±1,500 SF

SUBLEASE RATE
Market
Available August 2024

EXPIRY
May 31st, 2025

ZONING
I-G
Industrial General

OP COSTS
\$7.80 SF

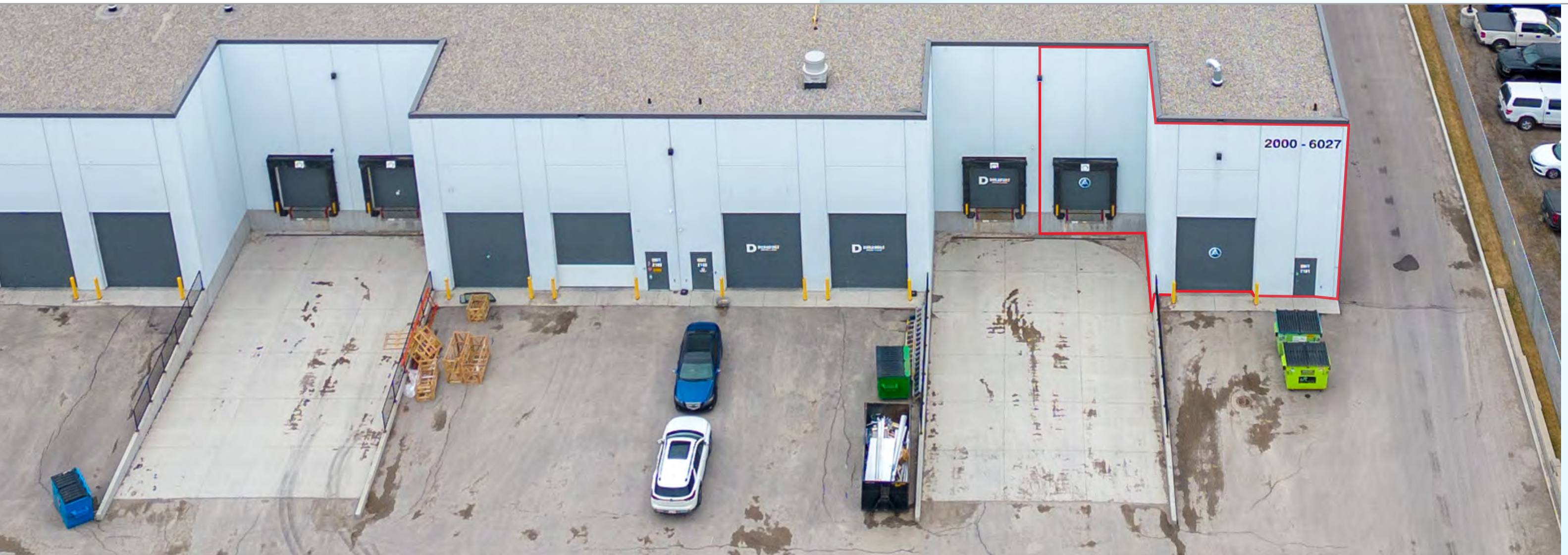
17
MINUTES
DOWNTOWN



23
MINUTES
CALGARY AIRPORT




30K
PASSING VEHICLES
ON GLENMORE TRAIL



SITE PLAN

 **SKYLIGHT**
Warehouse

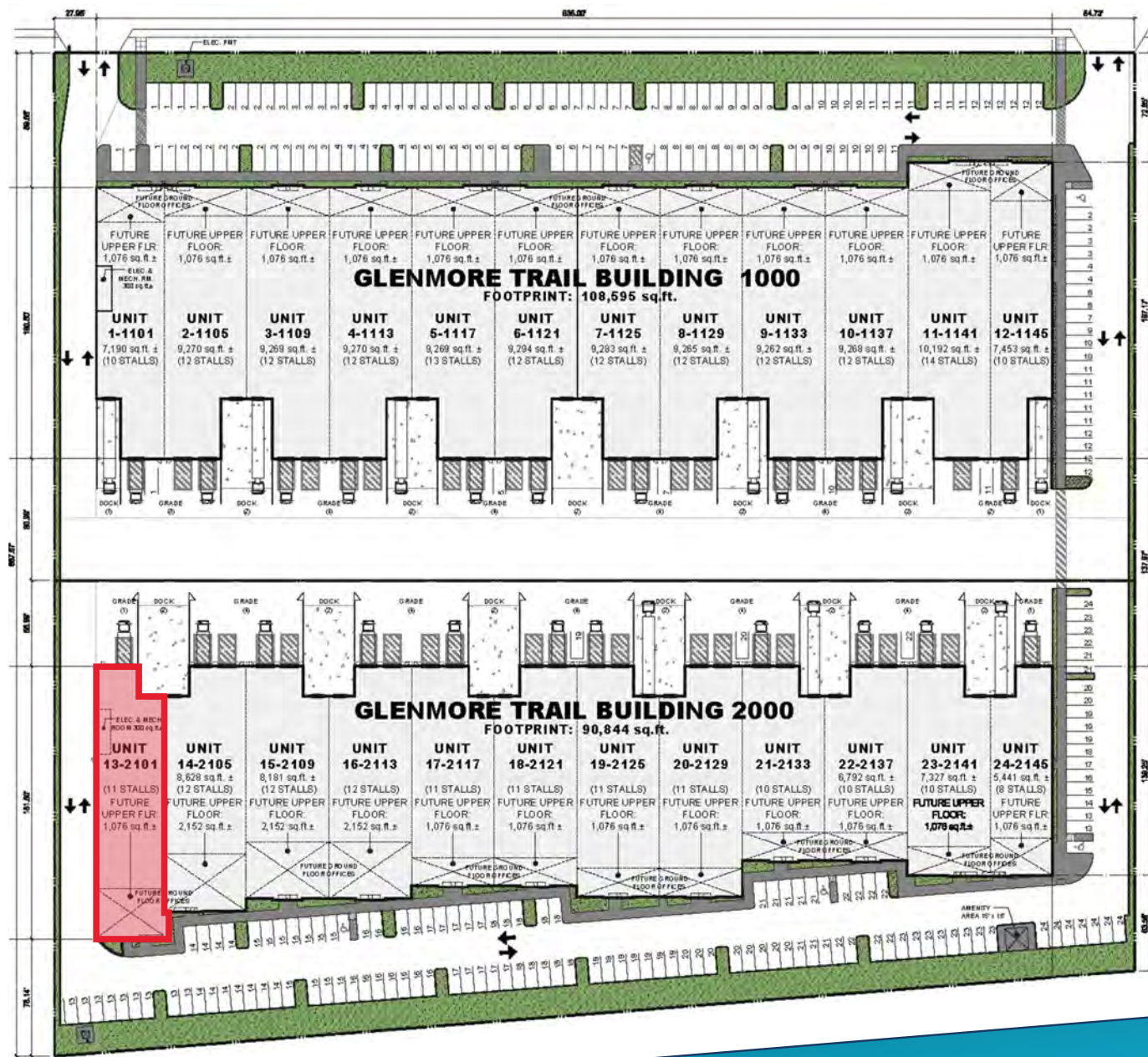
 **PARKING**
11 Outdoor stalls

 **LOADING**
Drive-In: 12' x 14' electric door
Dock: 8'6" x 10' manual door

 **POWER**
200A @ 347/700V (TBV)

 **CEILING HEIGHT**
26' Clear

 **SPRINKLERS**
ESFR System

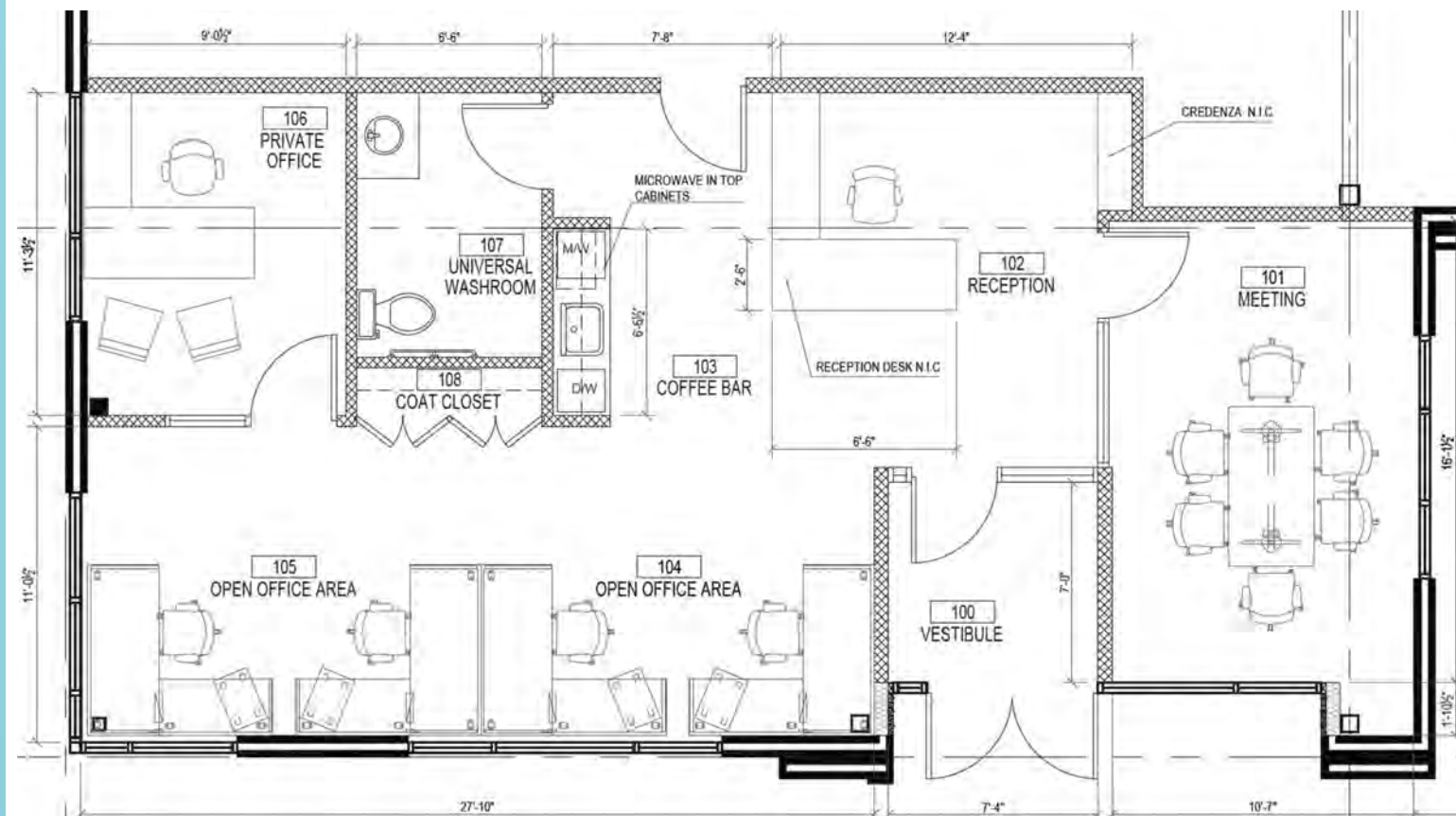


FLOOR PLAN

 **HEATING & COOLING**
Gas-Fired Unit Heaters

 **LIGHT RAIL TRANSIT**
Anticipated LRT connection

 **LIGHTING**
T5 High Output Fluorescent Fixtures





10
5
8

7

12
6
11
9
2
3

6

13

4

3

14

15 16

57TH STREET

52ND STREET

1

2101 - 6027 79TH AVENUE SE

GLENMORE TRAIL

Legend

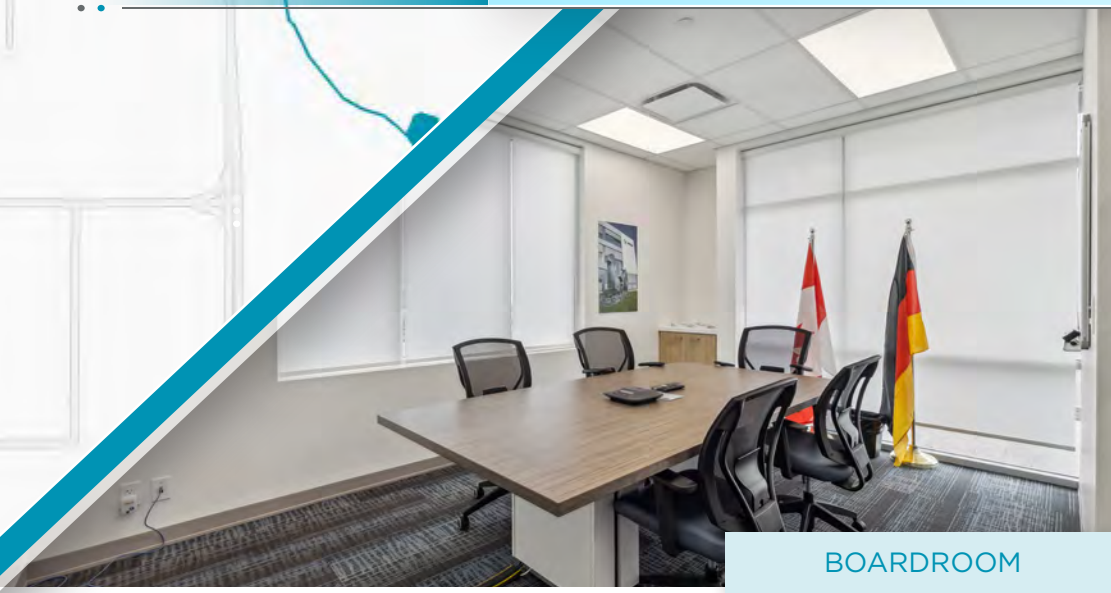
- Big Rock Brewery 1
- Rocky Mountain BBQ 2
- Tim Hortons 3
- McDonald's 4
- Shawarma Factory 5
- Subway 6
- JVCentre 7
- Petro-Canada 8
- Kal Tire 9
- Mary Brown's 10
- DQ 11
- BSW Liquor 12
- Flying Squirrel 13
- A&W 14
- Edo Japan 15
- Feast of India 16



WAREHOUSE KITCHEN



WAREHOUSE OFFICE



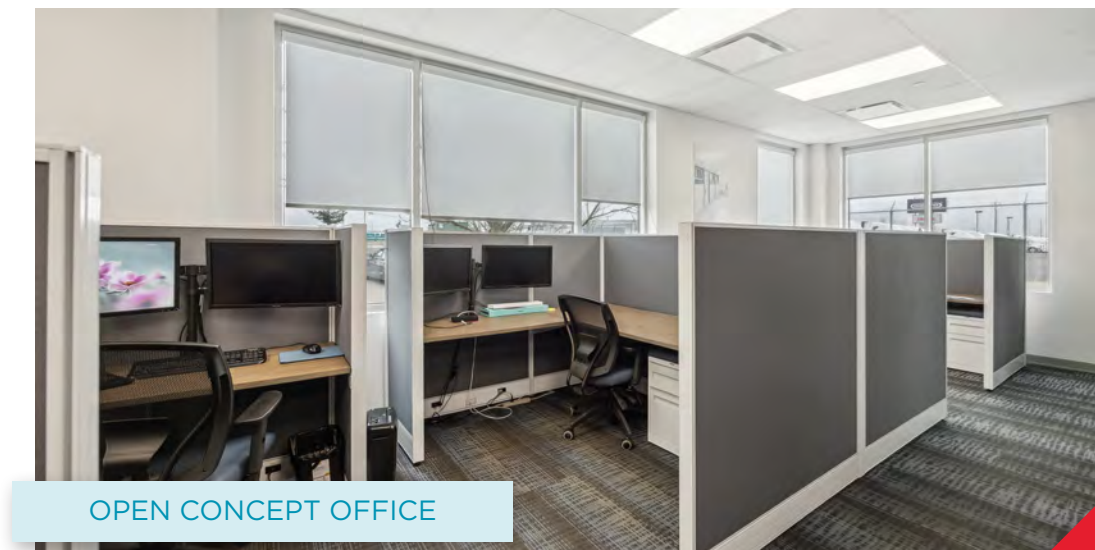
BOARDROOM



RECEPTION + KITCHENETTE



WAREHOUSE



OPEN CONCEPT OFFICE



For more information, please contact:

DAVID REICH, BBA
Vice President
+1 403 923 9911
david.reich@cushwake.com

KEVIN TANG, B.COMM
Associate Vice President
+1 403 617 5396
kevin.L.tang@cushwake.com

