FOR SUBLEASE

16,154 SF INDUSTRIAL UNIT



BAY P 7008 - 5 STREET SE CALGARY, AB



Lead Agents:

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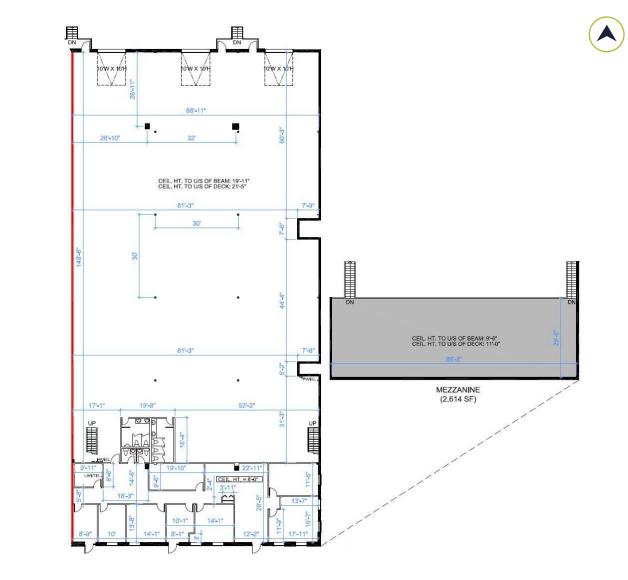
PROPERTY **DETAILS**

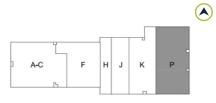
District:	East Fairview	
Available Area:	Main Floor Office: Warehouse: Total Area:	± 3,033 sf ± 13,121 sf ± 16,154 sf
Bonus Mezzanine:	± 2,614 sf	
Zoning:	I-G (Industrial General)	
Ceiling Height:	19'11" to underside of joist	
Power:	200A, 120/208V (TBV)	
Loading:	3 (10' x 10') dock doors	
Heating:	Gas fired	
Sprinklered:	Yes	
Availability:	Immediate	
Sublease Rate:	Market	
Sublease Expiry:	July 30, 2025	
Op. Costs:	\$7.42 psf (2024)	

Highlights

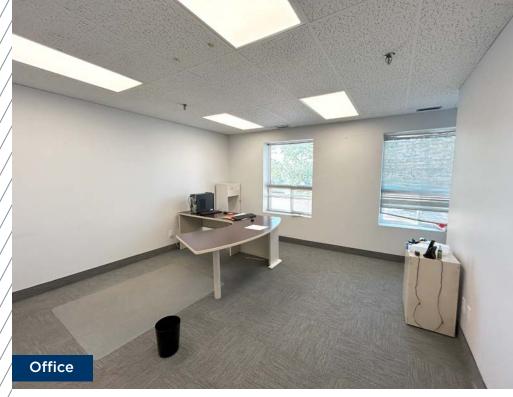
- Headlease option potentially available
- Central location
- Functional ratio of shop and offices
- Quick access to Glenmore, Blackfoot & Deerfoot Trails
- Professionally managed park
- Large marshalling area
- Bonus storage mezzanine

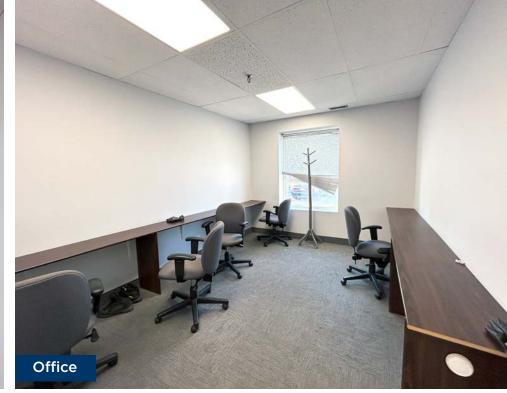






Building Plan









LOCATION MAP



SAM HURL

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