

FOR SUBLEASE

16,154 SF INDUSTRIAL UNIT



BAY P
7008 - 5 STREET SE
CALGARY, AB



Lead Agents:

SAM HURL
sam.hurl@cushwake.com

ZACK DARRAGH
zack.darragh@cushwake.com

PROPERTY DETAILS

| | | | |
|------------------|------------------------------|--------------------|--|
| District: | East Fairview | | |
| Available Area: | Main Floor Office: | ± 3,033 sf | |
| | Warehouse: | ± 13,121 sf | |
| | Total Area: | ± 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

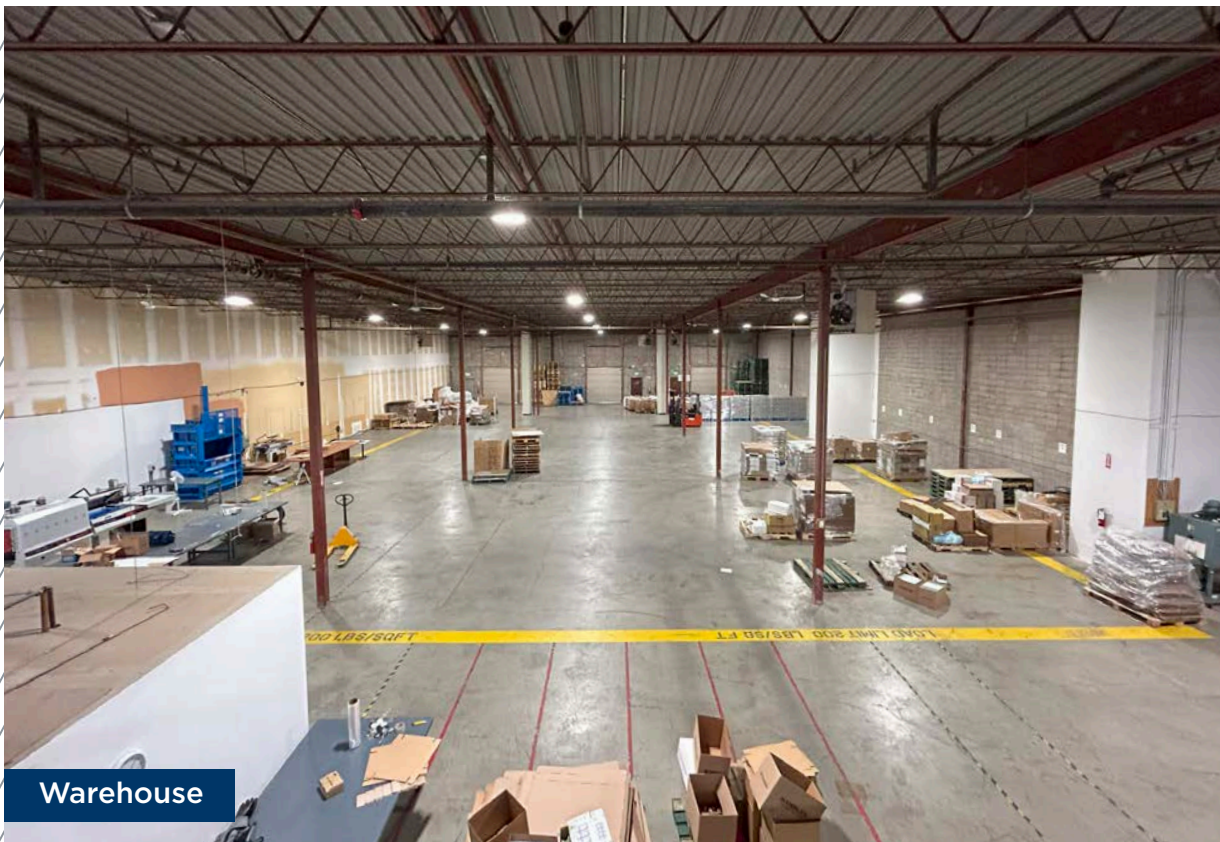




Office



Office

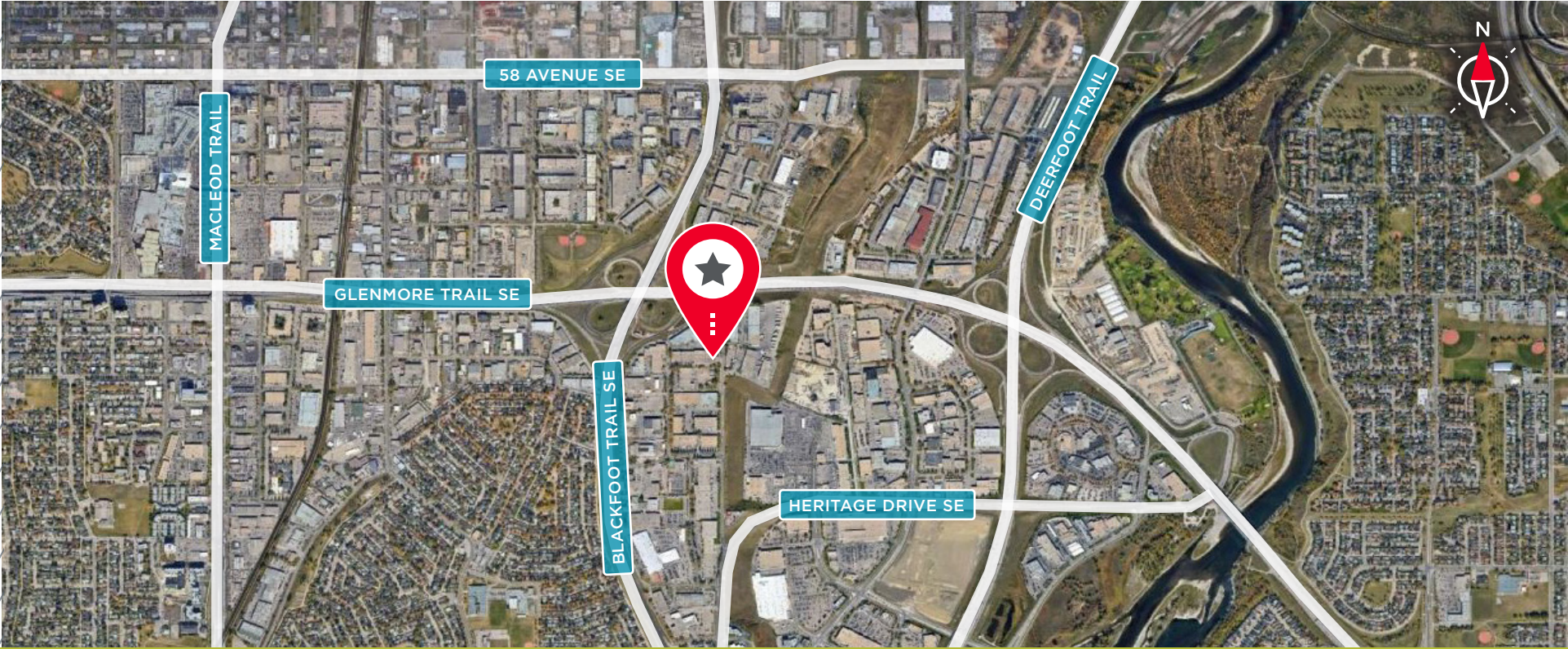


Warehouse



Bonus Mezzanine

LOCATION MAP



SAM HURL
 Associate
 Industrial Sales & Leasing
 D: 403 261 1115
 C: 403 630 7215
 sam.hurl@cushwake.com

ZACK DARRAGH
 Vice President
 Industrial Sales & Leasing
 D: 403 261 1120
 C: 587 437 2595
 zack.darragh@cushwake.com



CUSHMAN & WAKEFIELD ULC
 250 - 6 Ave SW, Suite 2400
 Calgary, AB T2P 3H7
 cushmanwakefield.com

BRAD PILLING
 Vice President
 Industrial Sales & Leasing
 D: 403 261 1121
 C: 403 880 1419
 brad.pilling@cushwake.com

BRENT JOHANNESSEN
 Vice President
 Industrial Sales & Leasing
 D: 403 261 1116
 C: 403 589 8600
 brent.johannesen@cushwake.com

JORDAN LEBLANC
 Associate Vice President
 Industrial Sales & Leasing
 D: 403 261 1166
 C: 403 660 5141
 jordan.leblanc@cushwake.com