



FOR SUBLEASE

±16,900 SF ON ±7.39 ACRES

FREESTANDING BUILDING WITH LARGE FENCED YARD

10885 - 84 STREET SE

CALGARY, AB



Lead Agents:

BRAD PILLING

brad.pilling@cushwake.com

ZACK DARRAGH

zack.darragh@cushwake.com

PROPERTY DETAILS

District:	84 th Street Corridor
Zoning:	I-O (Industrial Outdoor)
Site Size:	±7.39 acres
Available Area:	±16,900 sf
Office Area:	±8,900 sf (over 2 floors)
Shop Area:	± 8,000 sf
Loading Doors:	6 (14' x 14') drive-ins (2 drive-through bays) 1 (6'6" x 8') parts room door
Ceiling Height:	19' to 21' clear (TBV)
Power:	600A, 600V
Make-up Air:	Yes (CFM TBV)
Sublease Rate:	Market
Op. Costs:	\$4.85 psf (2024 est.)
Available:	December 1, 2024
Sublease Expiry:	December 31, 2025 (Headlease term is available)

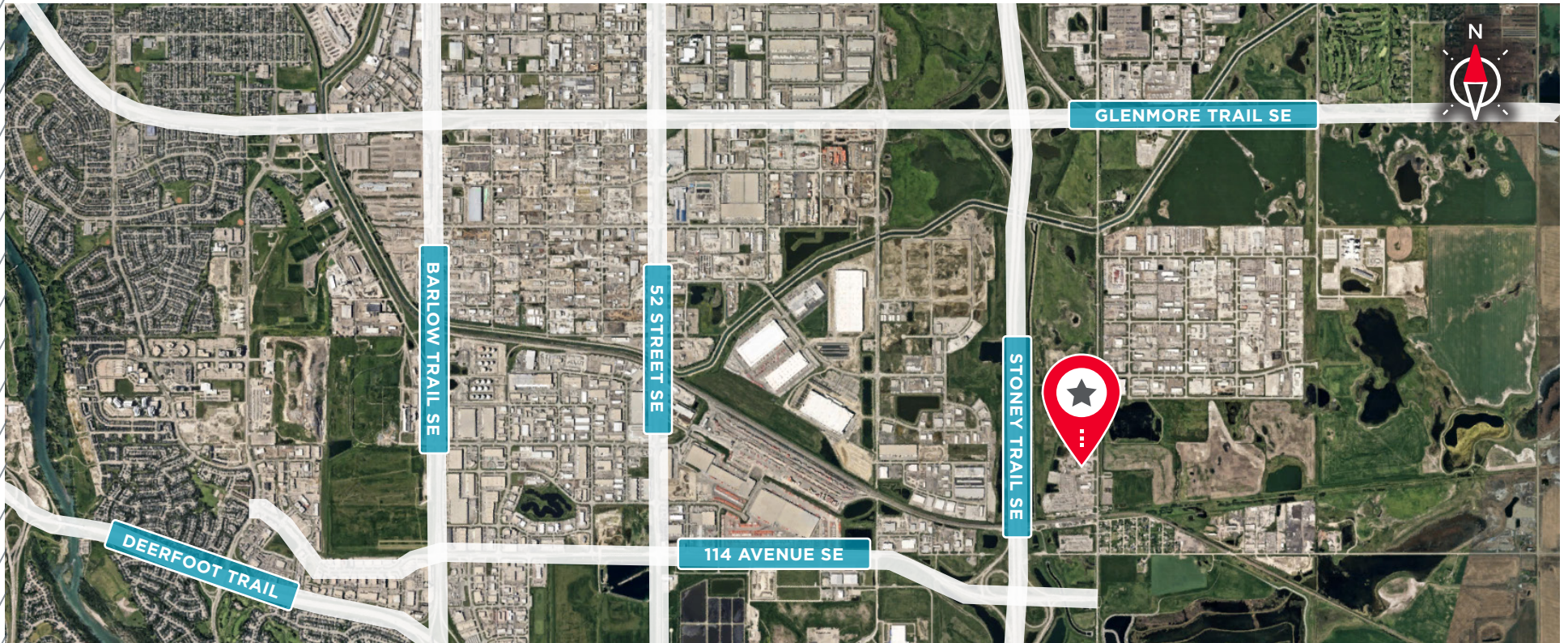
Highlights

- Freestanding building on ±7.39 acres
- Fenced and graveled yard
- Sump and service pit in shop area
- Wash bay with water recycling system
- Hotsy wash system included
- Make-up air (CFM TBV)
- Backup power generator
- Lockers and change room
- High speed Shaw internet
- Numerous plugs for vehicle parking
- Power gate
- Quick access onto Stoney Trail and 114th Avenue SE
- Headlease term available





LOCATION MAP



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

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

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

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



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