

FOR SUBLEASE

29,338 SF CORNER UNIT



BELOW MARKET SUBLEASE RATE

BAY 133

10710 - 25 STREET NE

CALGARY, AB



**CUSHMAN &
WAKEFIELD**

Lead Agents:

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PROPERTY DETAILS

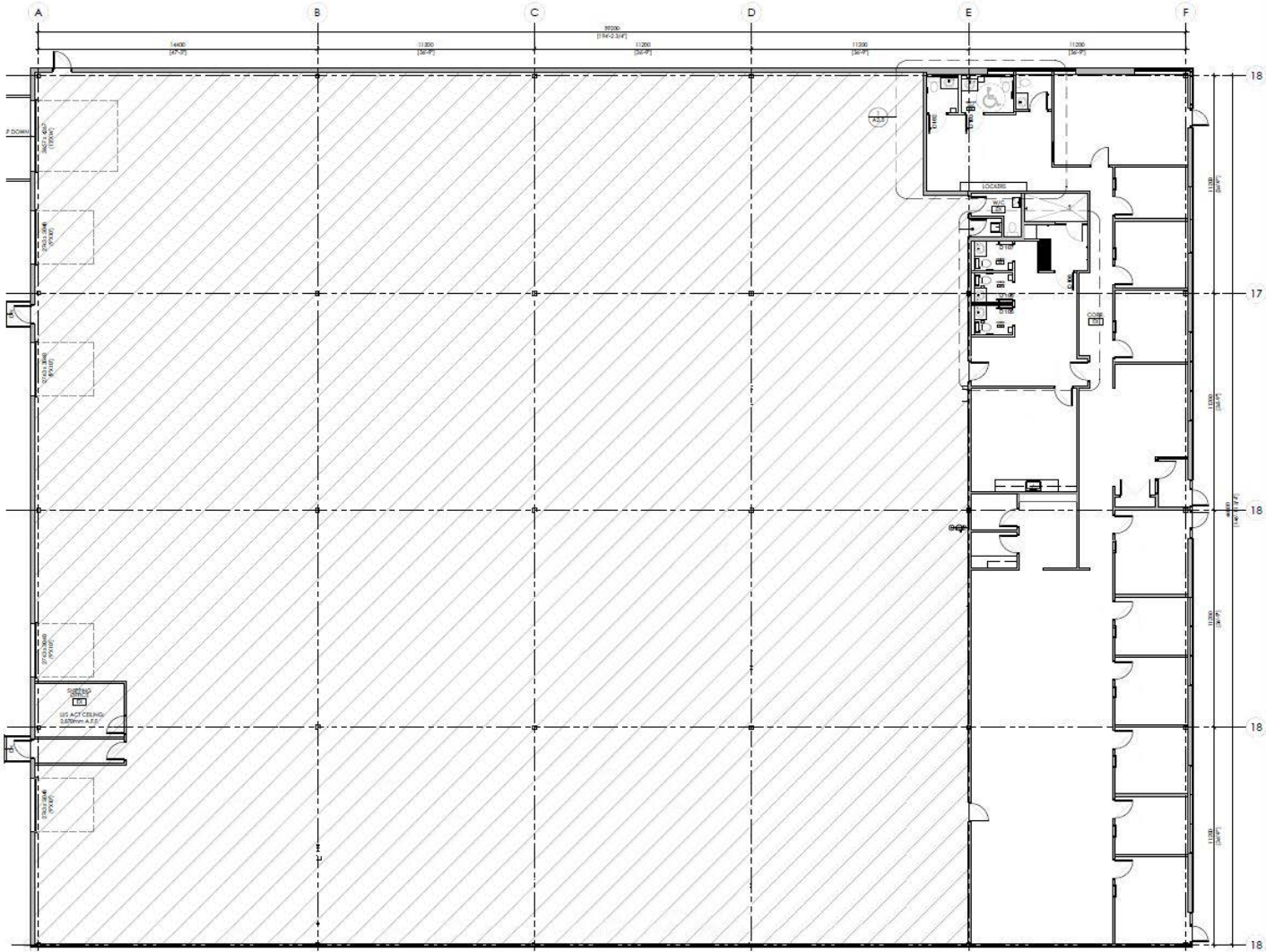
District:	Barlow North TradePark
Available Area:	± 29,338 sf
Office Area:	± 5,814 sf
Warehouse Area:	± 23,524 sf
Loading:	4 (9' x 10') dock doors 1 (12' x 14') ramped drive-in door
Ceiling Height:	24' clear
Power:	200A, 600V, 3 phase
Sprinklers:	ESFR
Sublease Rate:	Below market
Op. Costs:	\$4.48 psf (2024 est.)
Available:	Immediately
Sublease Expiry:	July 30, 2029

Highlights

- Extremely well-maintained, end-cap unit in a professionally managed industrial complex
- Brand new, recently renovated office improvements
- Corner unit with a combination of dock and drive-in loading
- Abundance of washrooms plus a newly constructed staff shower
- Separate shipping office located at the rear of the warehouse
- New furniture can be negotiated
- Double row parking
- Possibility of adding 3 additional dock doors
- Good access onto Country Hills Boulevard, Deerfoot Trail and Stoney Trail
- Close proximity to the Calgary International Airport
- Recreational uses will not be accepted

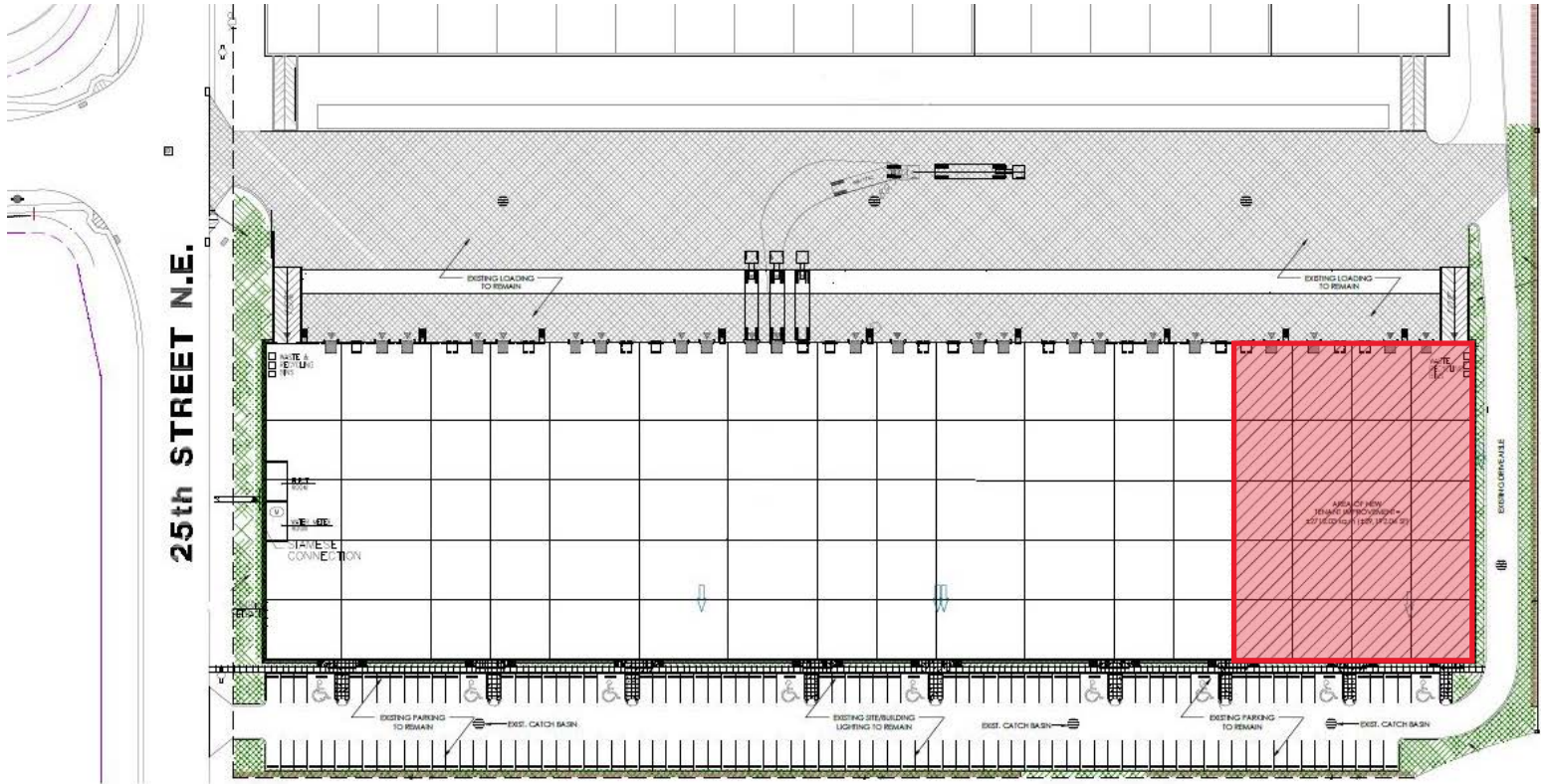


FLOOR PLAN

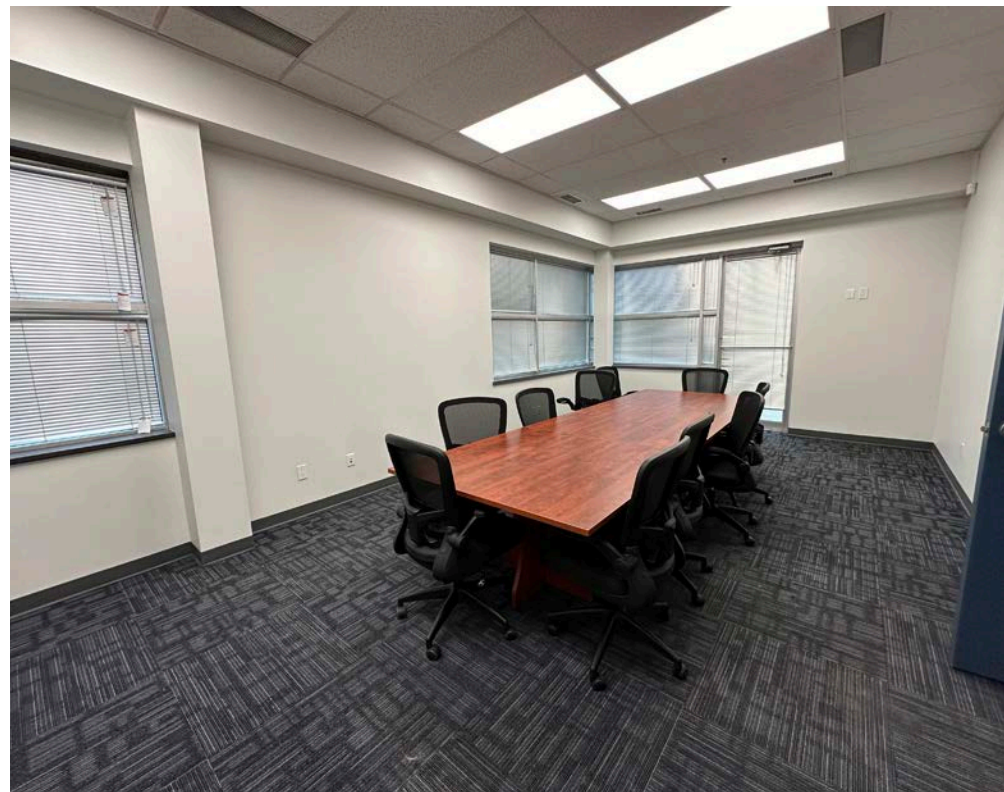


*Not to scale, not exactly as shown.

SITE PLAN



*Not to scale, not exactly as shown.



PHOTOS

LOCATION MAP



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