



42,014 SFAVAILABLE SF

IMMEDIATE

AVAILABILITY

29' 2"

CLEAR HEIGHT

MARKET

SUBLEASE RATES

SEPTEMBER 29[™], 2027

SUBLEASE EXPIRY

PROPERTY FACTS

| FOOTHILLS DISTRICT | 5 X DOCK (8' X 10') LOADING DOORS | 35' 5" X 36' 9" TYPICAL GRID |
|---------------------------------|--|-------------------------------------|
| I-G (INDUSTRIAL GENERAL) ZONING | \$4.19 PSF OP COSTS (2024 EST.) | 400 AMPS, 600 VOLTS (TBV) POWER |

COMMENTS

- Located in Foothills Industrial Park in Southeast Calgary, North of Glenmore Trail
- Close proximity to major arterial routes including Glenmore Trail and 52 Street SE
- Professionally managed and maintained building
- High quality office buildout with excellent natural light

PROPERTY PHOTOGRAPHY

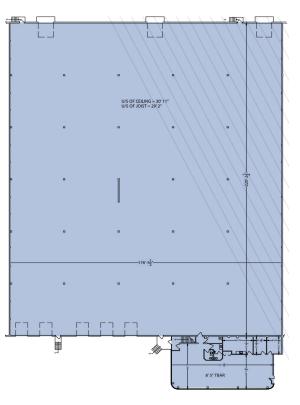
FLOOR PLAN





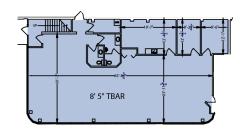




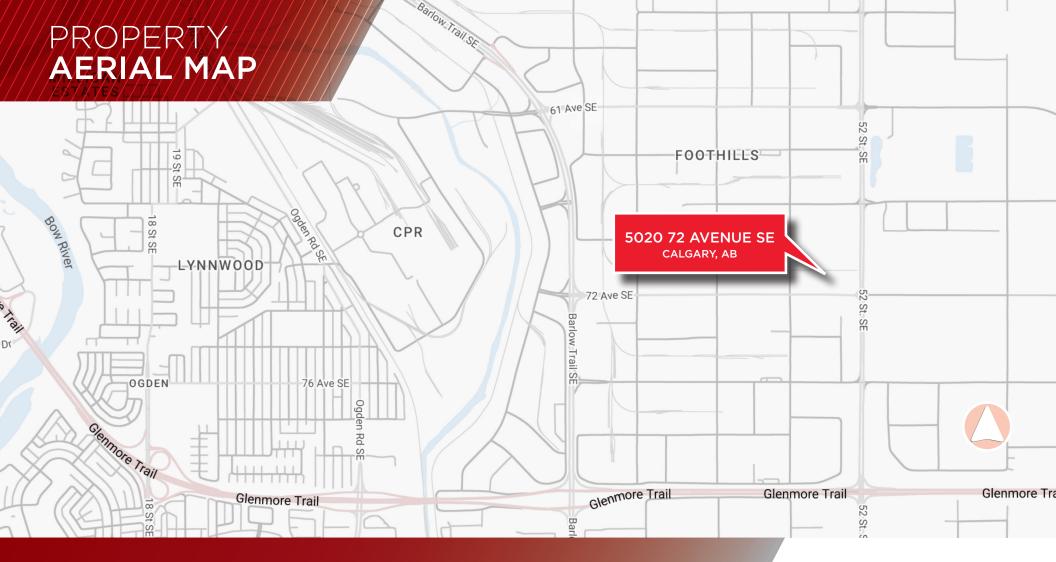


OFFICE BUILD OUT

OFFICE | 2,500 SF







For more information, please contact:

Mike Warner, SIOR, CCIM Executive Vice President Industrial Sales & Leasing +1 403 681 0123

mike.warner@ca.cushwake.com

Ula Kusto, B. MGMT.

Client Coordinator | Associate Industrial Sales & Leasing +1 403 312 2356 ula.kusto@ca.cushwake.com **Cushman & Wakefield ULC**

Bow Valley Square IV 250 - 6th Ave SW, Suite 2400 Calgary, AB T2P 3H7 cushmanwakefield.ca



©2024 Cushman & Wakefield ULC. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.