

INDUSTRIAL SPACE FOR SUBLEASE

Below Market Rent

10099 15th Street NE, Unit 13, Calgary, Alberta

Total Size: 26,736 sq.ft. (+/-)

Warehouse Space: 25,056 sq.ft. (+/-)

Office Space: 1,680 sq.ft. (+/-)

Zoning: I-G (Industrial General)

Loading: 6 dock-level doors (9' x 10')
1 drive-in door (12' x 14')

Ceiling Height: 28' (+/-)

Power: 400 to 800 amps (to be confirmed)

Sprinkler: ESFR

Parking: 29 surface stalls in front

Net Rent: Call to inquire

Operating Costs (2025): ~ \$6.38 per sq.ft.

Sublease Term: Expires May 31, 2030



Notes: Rare and immediate opportunity for a long-term sublease in a modern industrial building close to Deerfoot Trail and the Calgary Airport. The Net Rent is far below the current market rate for newer properties in the NE, particularly given the highly desirable features of this unit which has absolutely minimal office space and includes LED lighting, electrical for four forklift charging stations, and hydraulic dock levelers.

RE/MAX HOUSE OF REAL ESTATE
4034 16th STREET SW
CALGARY, ALBERTA - T2T 4H4



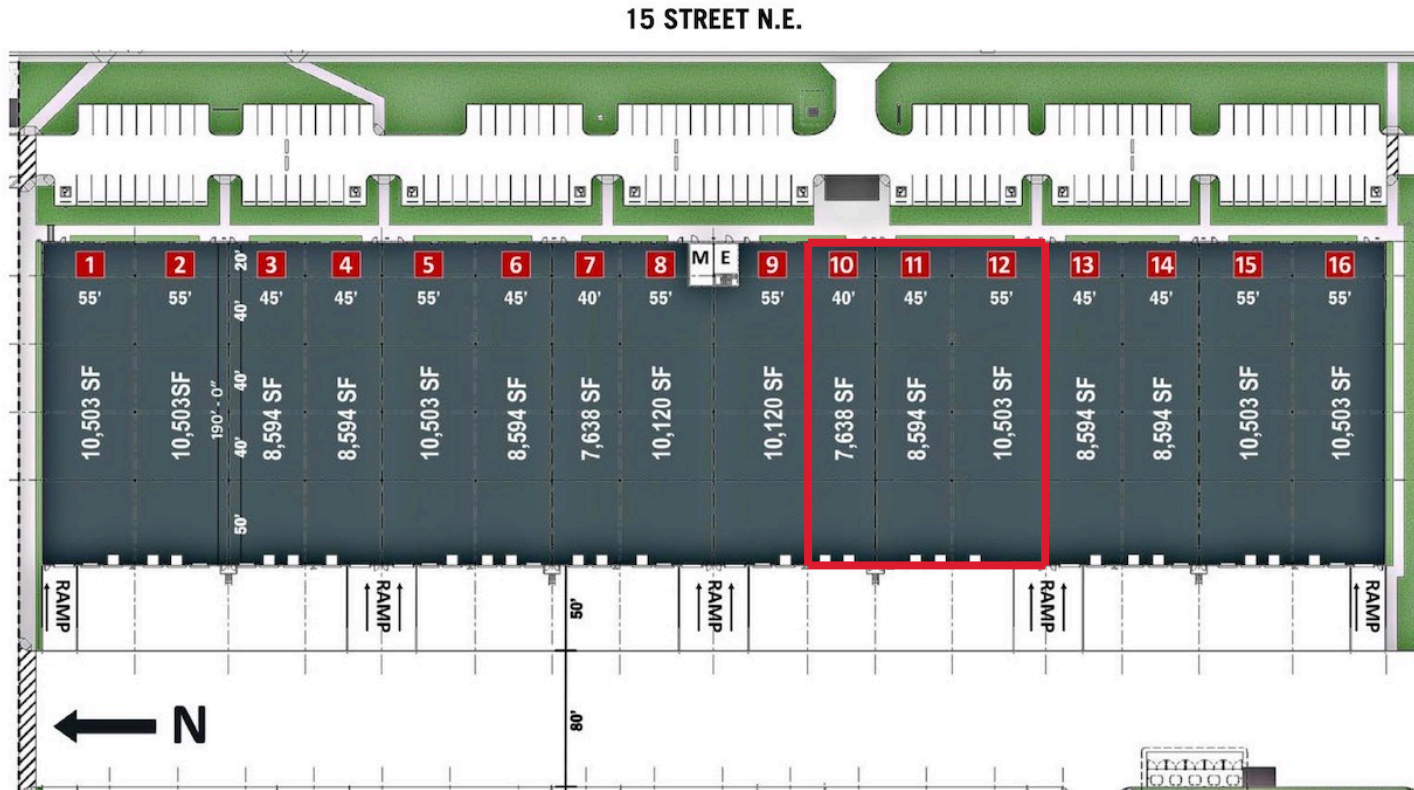
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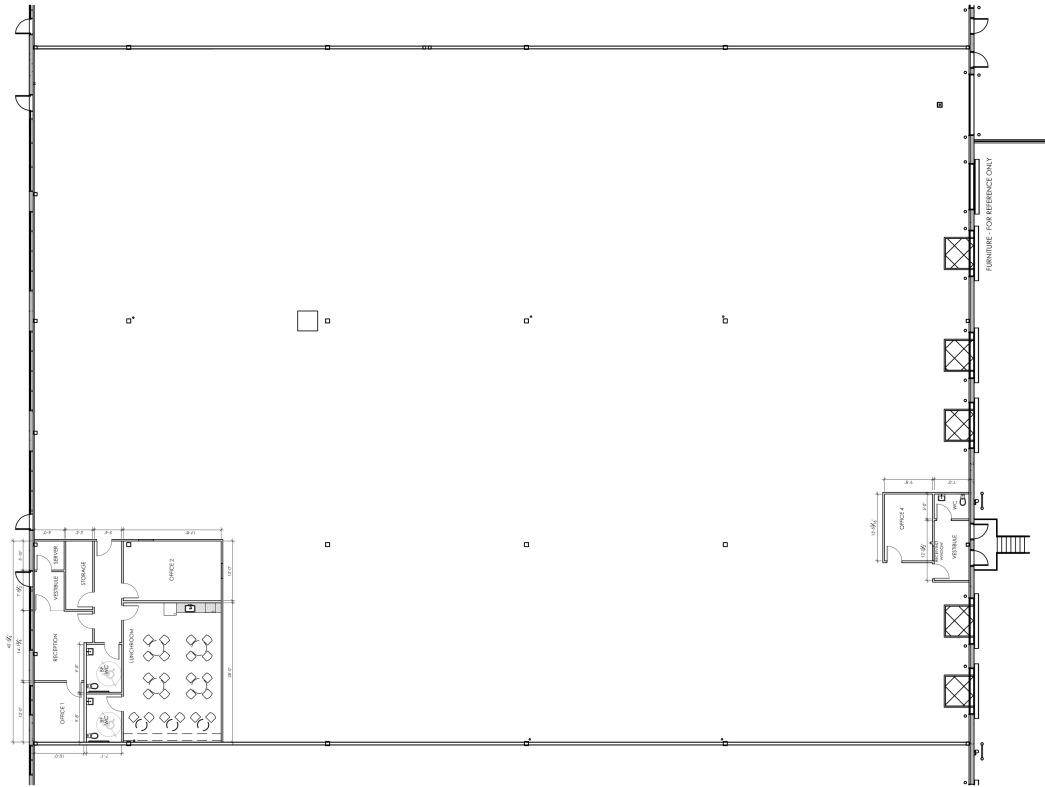


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*** Floor plan is approximate and for display purpose only. Layout and dimensions must be verified. Furniture not included.**

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