

# INDUSTRIAL SPACE FOR SUBLLEASE

Below Market Rent

## 2730 39<sup>th</sup> Avenue NE, Unit 110, Calgary, Alberta

**Total Size:** 15,301 sq.ft. (+/-)

**Warehouse Space:** 12,563 sq.ft. (+/-)

**Office Space:** 2,738 sq.ft. (+/-)

**Zoning:** I-G (Industrial General)

**Loading:** 2 dock-level doors (9' x 11')

1 ramped drive-in door (9' x 11')

**Ceiling Height:** 25' 1" (+/-)

**Power:** 200 amps at 600 volts (TBV)

**Sprinkler:** ESFR

**Net Rent:** \$11.95 per sq.ft. with escalations

**Operating Costs (2025):** ~ \$7.26 per sq.ft.

**Sublease Term:** Expires July 31, 2031

**Available Possession Date:** Immediately



**Notes:** Great opportunity to sublease newly-renovated distribution space in a modern industrial building close to the Calgary Airport and right by Walmart Canada's logistics centre. The Net Rent is below the current market rate for warehouse properties in the NE, particularly given the desirable features of this unit, which include an ESFR sprinkler system, a large power supply, and automatic dock levelers. Sublandlord will not consider indoor recreational facilities, instructional facilities, places of worship, or automotive-related uses.

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

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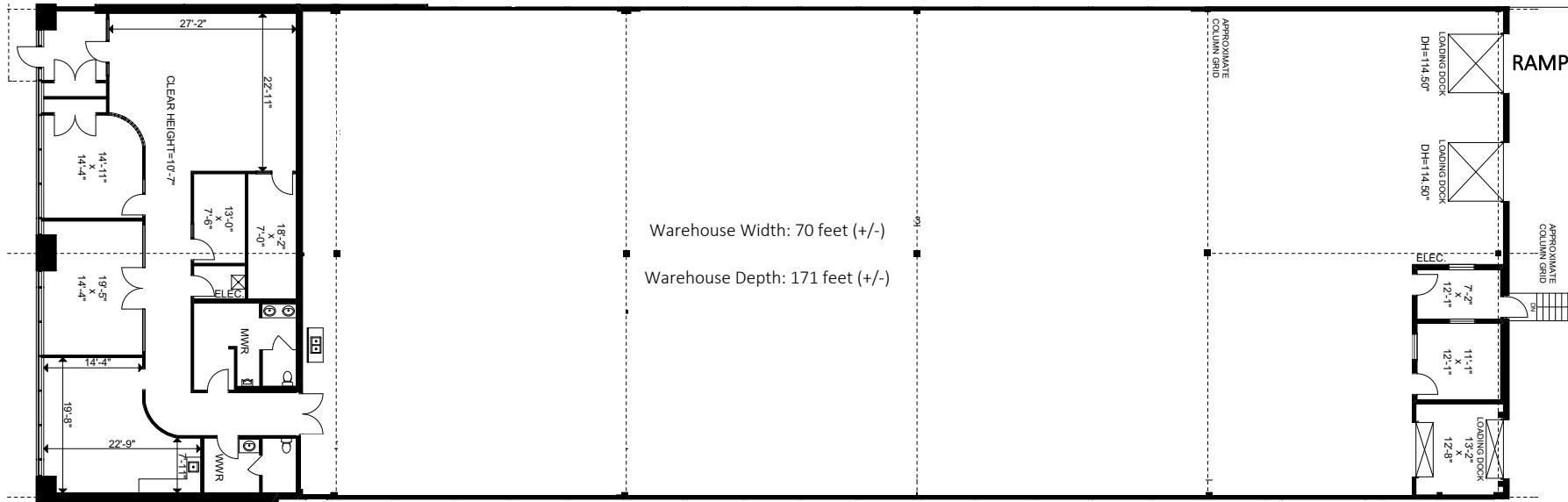
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\* Floor plan is approximate and for display purpose only. Layout and dimensions must be verified.

\* Steel ramp installed on western-most loading door but can be relocated as necessary.

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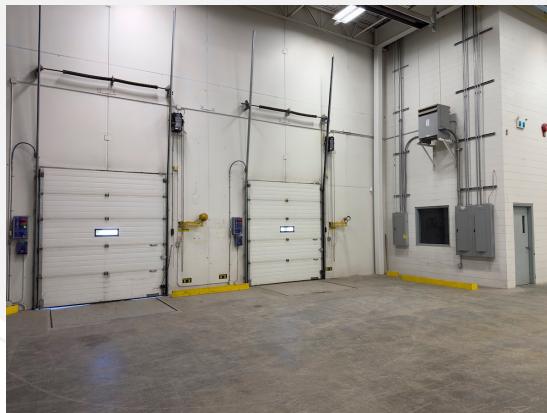
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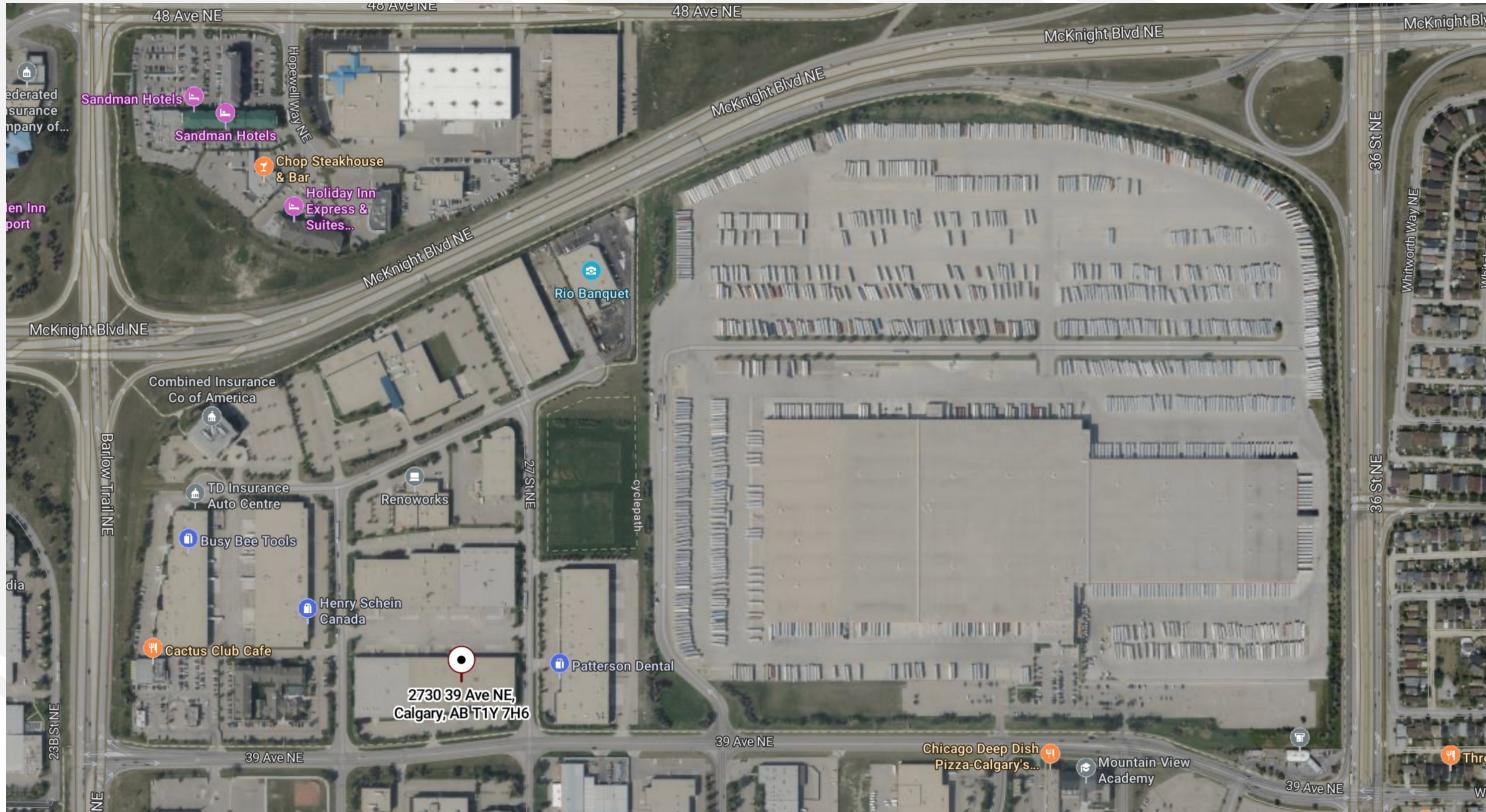
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