

INDUSTRIAL SPACE FOR SUBLEASE

Below Market Rent

2730 39th 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 16th STREET SW
CALGARY, ALBERTA - T2T 4H4



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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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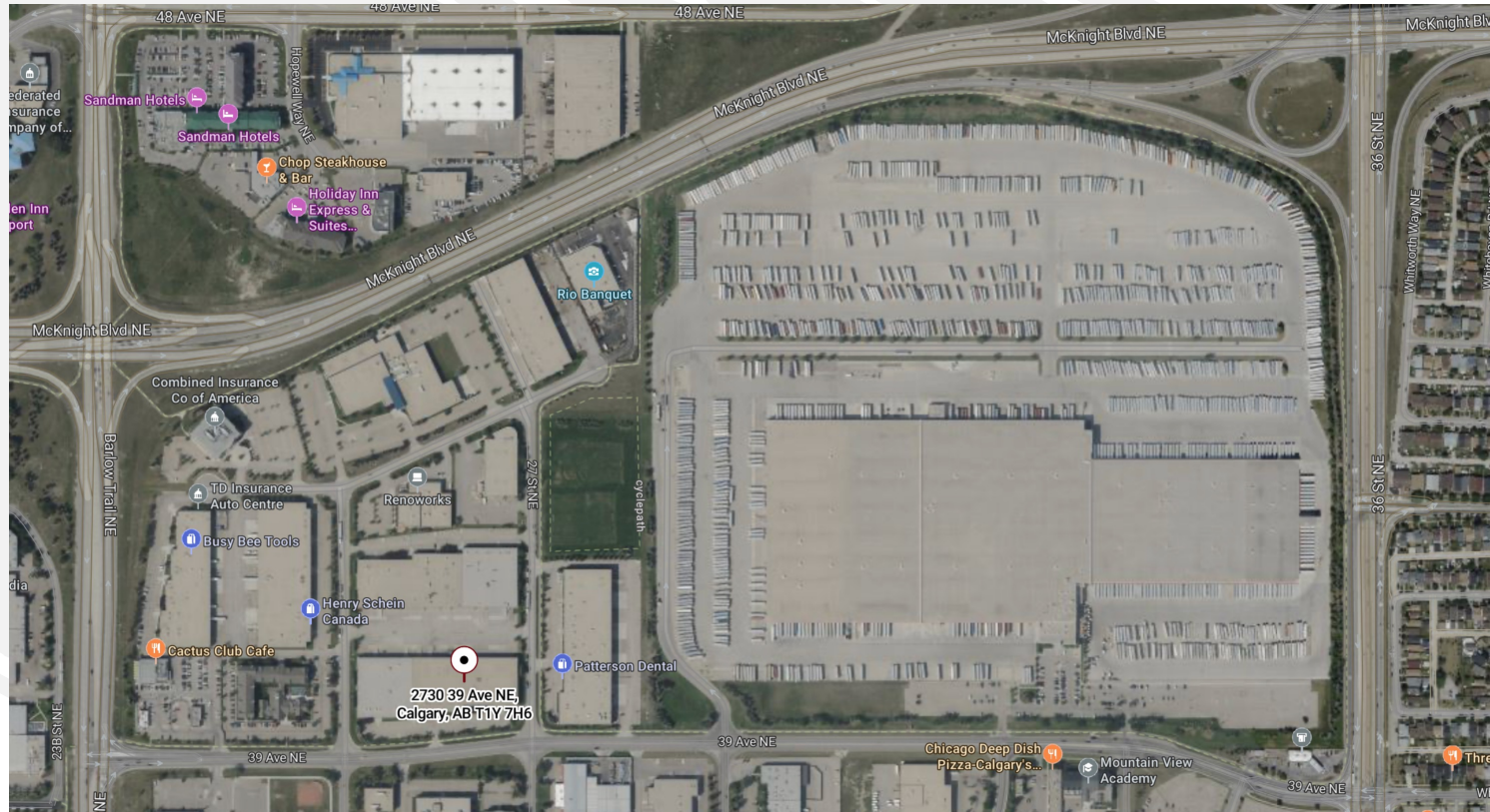
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