

SUBLEASE

9,600 s.f.

Office / Warehouse
Drive Thru Bay



Office Warehouse with Yard

Bay G, 3513 78 Avenue SE, Calgary

- Newly renovated office area
- Rear fenced yard area
- Drive in and Drive thru loading
- Mezzanine storage at no charge
- Central Foothills Industrial location

For more information contact:

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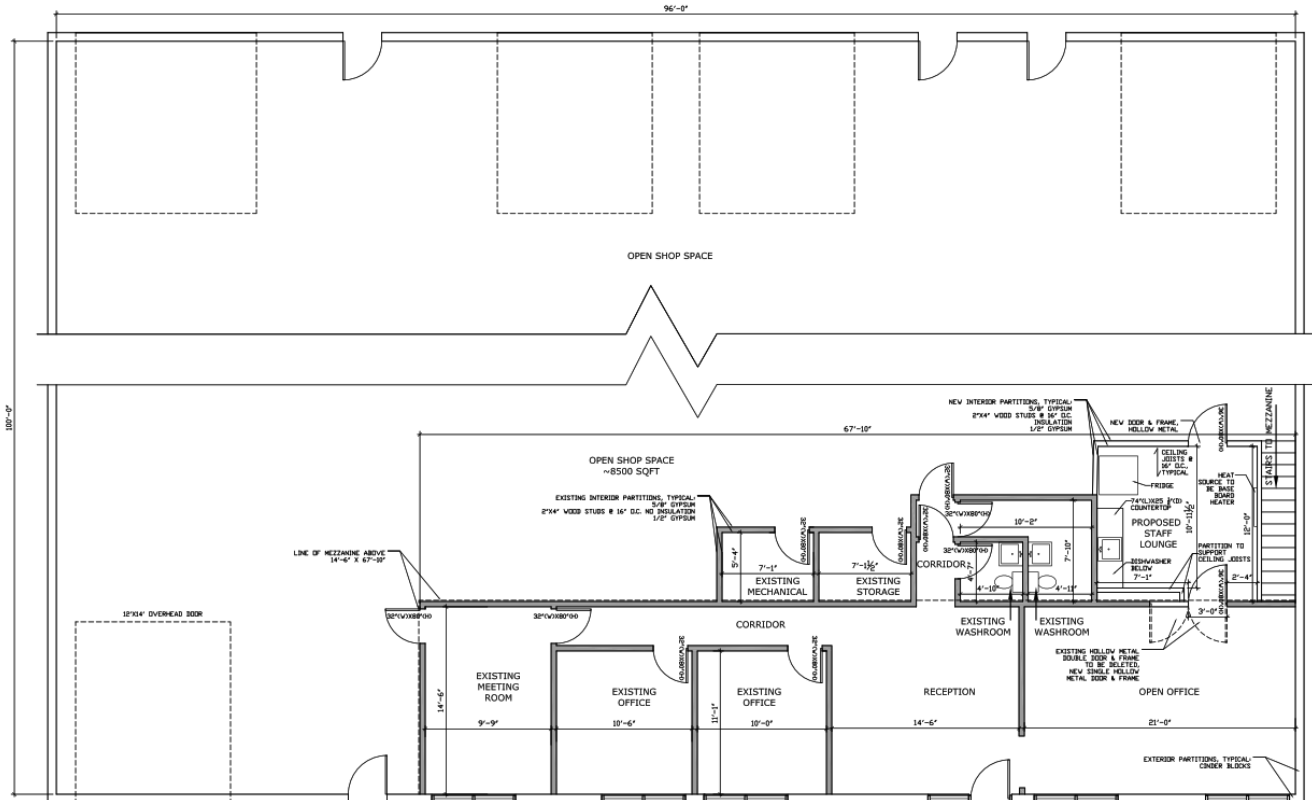
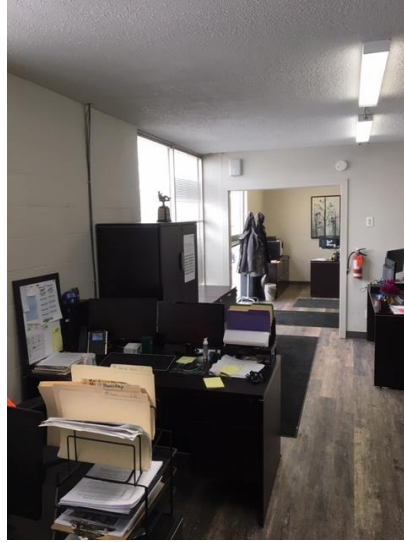
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Not exactly as shown

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Address: Bay G, 3513 – 78 Avenue SE

Size: Office: 1,400 s.f.
Mezzanine: 1,100 s.f. (no charge)
Warehouse: 8,200 s.f.
Total: 10,700 s.f.

Zoning: I-G
Ceiling Height: 16' clear
Power: 400 amp 120/208 volt (tbv)
Loading: 5 Drive in 12' x 14'
Comments:

- Fenced paved yard 13,750 s.f.
- 35,000 cfm air make-up (tbc)
- Trench sump
- Available 60 - 90 days

Lease Asking Rate: Market Sublease rates
Operating Costs (2019): \$4.30 psf (based on 9,600 sf)
Sublease Term: Expires Feb 28, 2021
Utilities: Tenants account
Head lease Wrap around head lease available



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