



FOR SUBLEASE | BELOW MARKET RATES

UNIT 60
2175 - 29 STREET NE
CALGARY, AB



Lead Agents:

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PROPERTY DETAILS

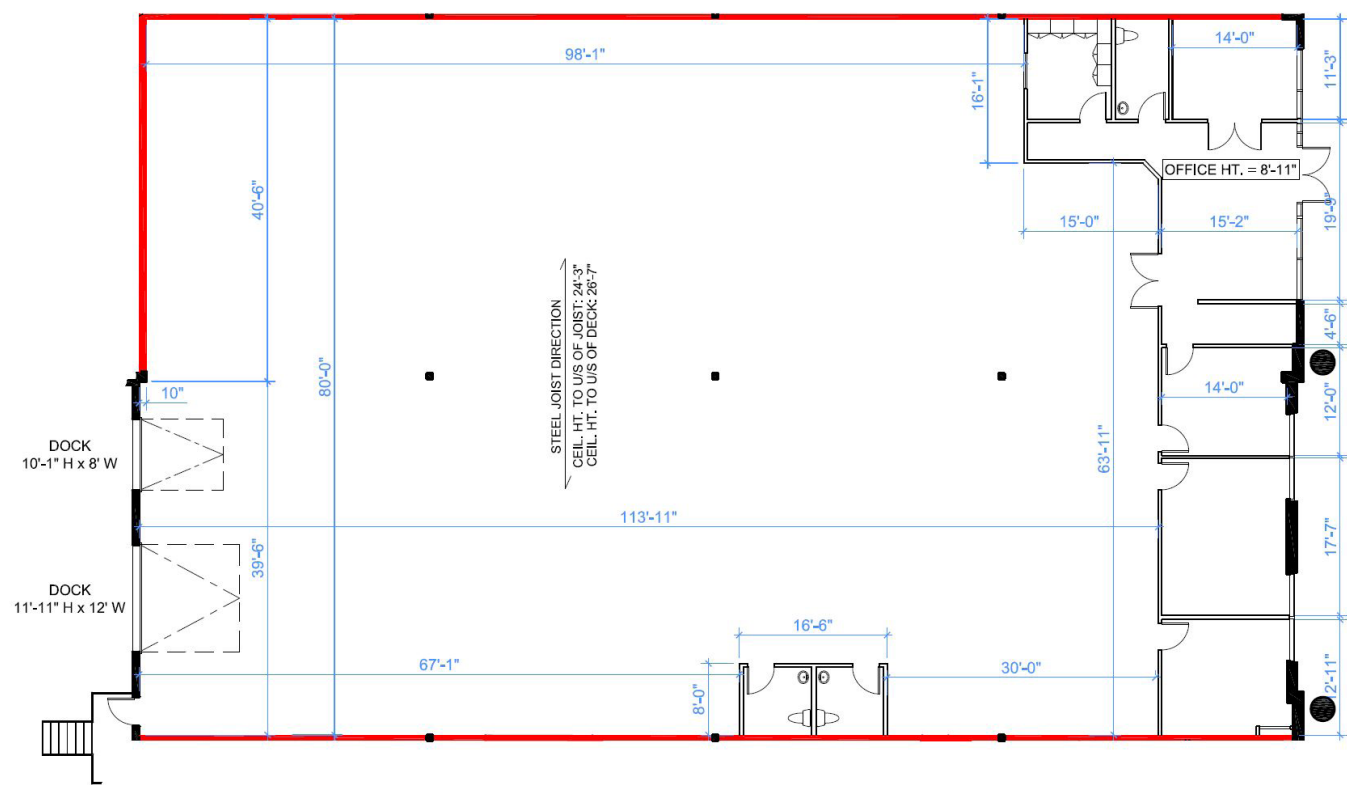
District:	Sunridge
Available Area:	Main Floor Office: $\pm 1,520$ sf
	Warehouse: $\pm 9,013$ sf
	Total Area: $\pm 10,533$ sf
Zoning:	I-G (Industrial General)
Ceiling Height:	24'3" to underside of joist
Power:	200A, 347/600V (TBV)
Loading:	1 (10' x 8') dock door with leveler 1 (11' x 12') dock door
Heating/Cooling:	Gas fired & air conditioning in shop
Sprinklers:	Yes
Available:	Immediately
Sublease Rate:	\$9.50 psf
Sublease Expiry:	April 29, 2030 (Shorter term will be considered)
Op. Costs:	\$7.97 psf (2025 est.)

Highlights

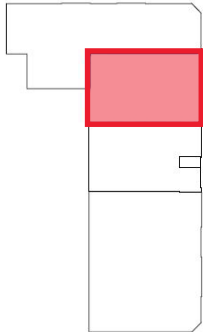
- Central location
- Currently setup for manufacturing use
- Solar panel equipped
- Heavy power
- Air hoses throughout
- Furniture negotiable
- Walls with additional sound proofing
- Small mezzanine area
- Double row, scramble parking
- Functional ratio of shop and offices
- Professionally managed park
- Large marshalling area
- Quick access to 16th Avenue NE, Barlow and Deerfoot Trail



FLOOR PLAN



Building Plan



*Not to scale, not exactly as shown.



OFFICE



LUNCH ROOM



MEZZANINE

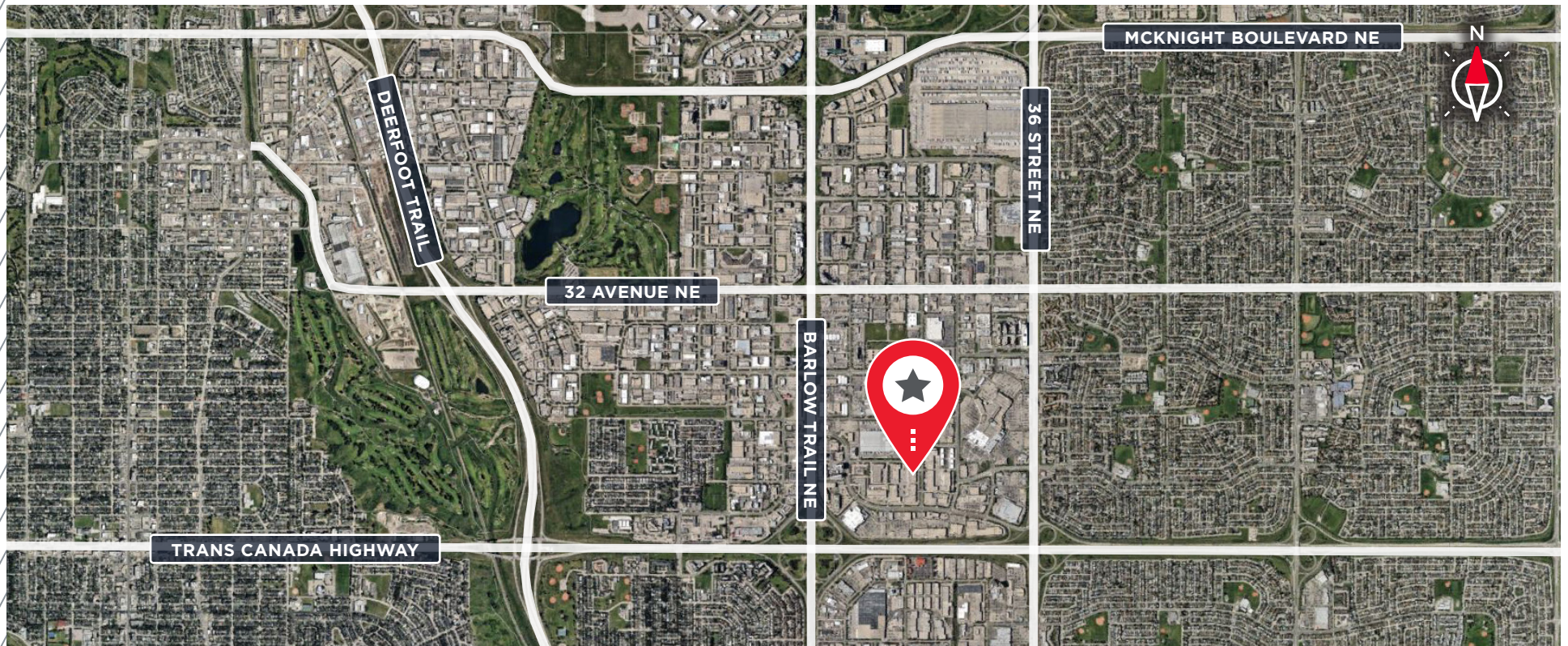


SHOP



SHOP

LOCATION MAP



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