



**42,014 SF**AVAILABLE SF

**IMMEDIATE** 

AVAILABILITY

29' 2"

CLEAR HEIGHT

**BELOW MARKET** 

SUBLEASE RATES

**SEPTEMBER 29<sup>™</sup>, 2027** 

SUBLEASE EXPIRY

### **PROPERTY FACTS**

FOOTHILLS DISTRICT	5 X DOCK (8' X 10') LOADING DOORS	<b>35' 5" X 36' 9"</b> TYPICAL GRID
I-G (INDUSTRIAL GENERAL) ZONING	\$4.72 PSF OP COSTS + PROPERTY TAX (2025 EST.)	400 AMPS, 600 VOLTS (TBV) POWER

#### **COMMENTS**

- · Located in Foothills Industrial Park in Southeast Calgary, North of Glenmore Trail
- Close proximity to major arterial routes including Glenmore Trail and 52 Street SE
- Professionally managed building
- High quality office buildout with excellent natural light

# PROPERTY PHOTOGRAPHY

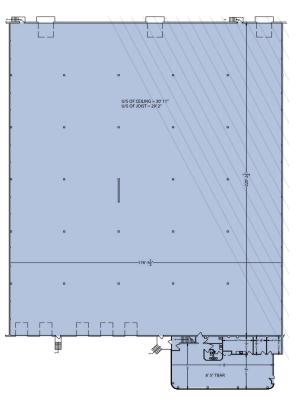
## FLOOR PLAN





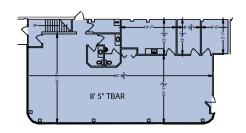




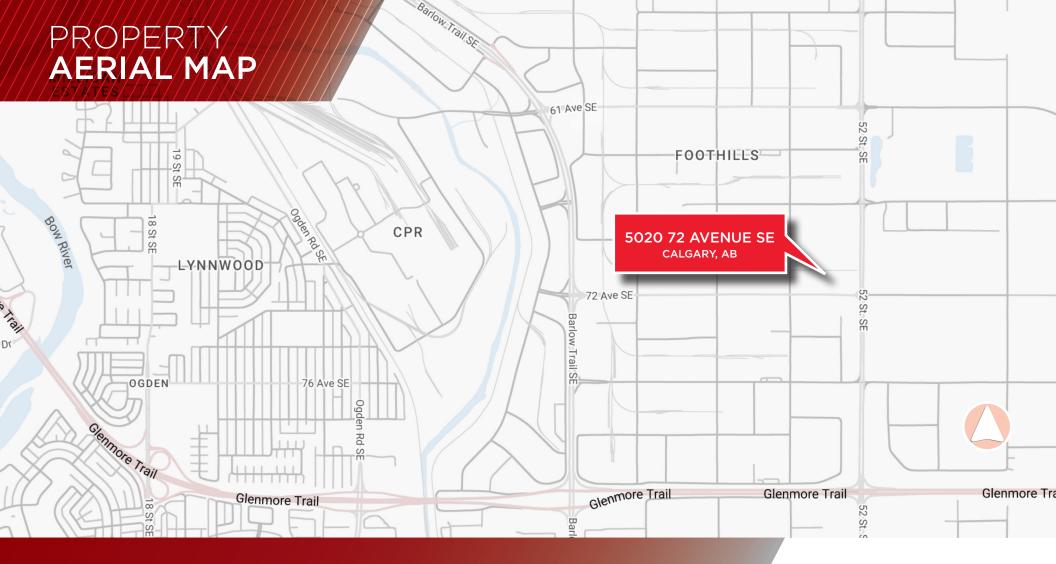


### **OFFICE BUILD OUT**

OFFICE | 2,500 SF







### For more information, please contact:

Mike Warner, SIOR, CCIM
Executive Vice President
Industrial Sales & Leasing
+1 403 681 0123
mike.warner@ca.cushwake.com

**Cushman & Wakefield ULC** 

Bow Valley Square IV 250 - 6th Ave SW, Suite 2400 Calgary, AB T2P 3H7 cushmanwakefield.ca



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