

FOR SUBLEASE  
**1610 104 AVENUE NE, UNIT 113**  
CALGARY, AB



AVAILABLE SF  
**39,509 SF**



# PROPERTY FEATURES



## PROPERTY FACTS

### Rentable Area

Office:	±3,000 SF
Warehouse:	±23,509 SF
Cooler:	±13,000 SF
<b>Total Rentable Area:</b>	<b>39,509 SF</b>

<b>I-G (Industrial-General)</b> ZONING	<b>6 x Dock; 2 Drive-in</b> LOADING	<b>±30'</b> CEILING HEIGHT
<b>1,000 Amps</b> POWER	<b>54' x 40' (60' depth at staging bay)</b> typical column grid COLUMN GRID	<b>\$4.83 PSF</b> OPERATING COST
<b>Market</b> SUBLEASE RATE	<b>Until November 30, 2026</b> SUBLEASE TERM	<b>Immediate</b> AVAILABILITY

## COMMENTS

- 39,509 SF distribution and warehouse facility located at Oxford Airport Business Park
- Conveniently located at the gateway to the Calgary International Airport
- 3 cooler areas with 4 ripening bays

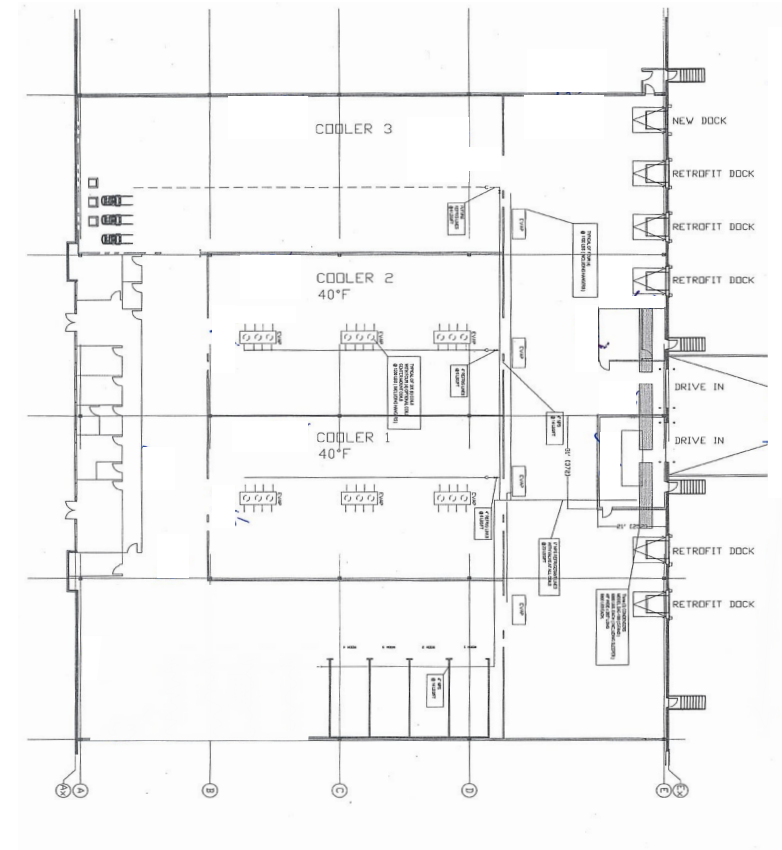


# PROPERTY PHOTOGRAPHY

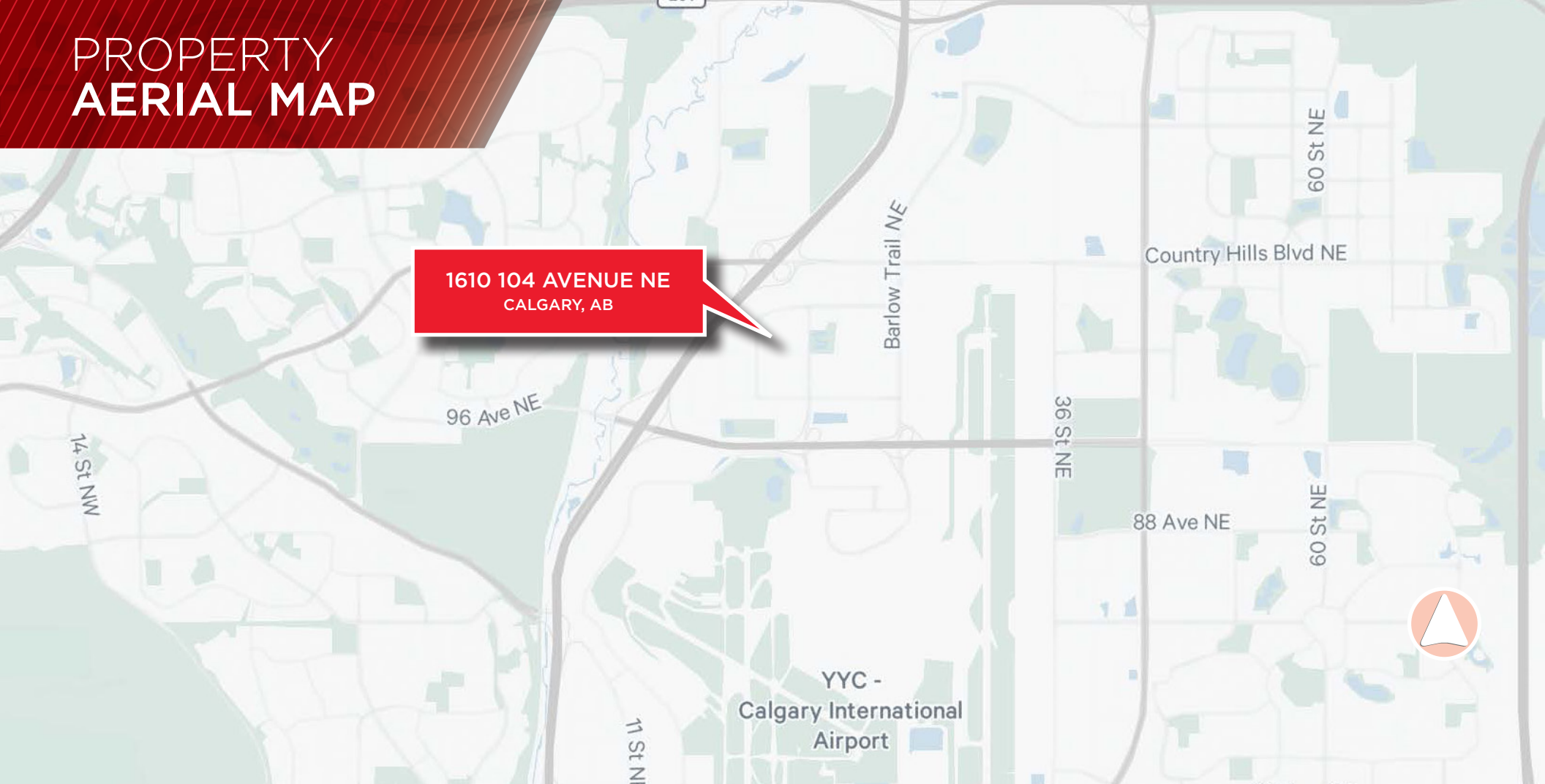
# FLOOR PLAN



TOTAL AREA |  $\pm 39,509$  SF



# PROPERTY AERIAL MAP



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**For more information, please contact:**

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