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





PROPERTY FACTS

Rentable Area

| Office: | ±3,000 SF |
|----------------------|------------|
| Warehouse: | ±23,509 SF |
| Cooler: | ±13,000 SF |
| Total Rentable Area: | 39,509 SF |

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



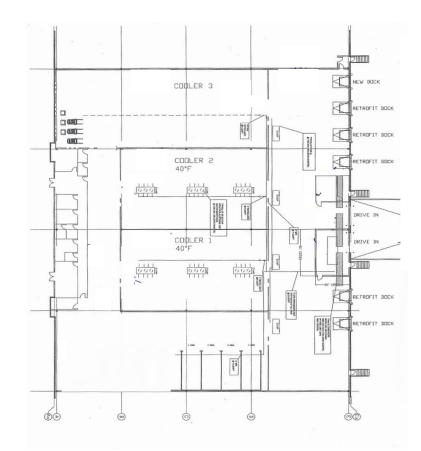




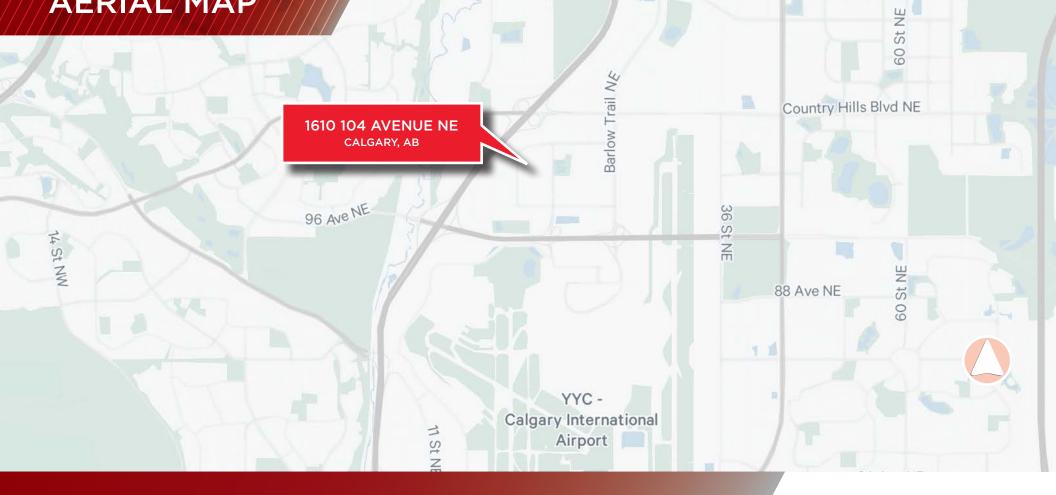


FLOOR PLAN

TOTAL AREA | ±39,509 SF



PROPERTY AERIAL MAP



For more information, please contact:

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