



**FOR SUBLEASE | 3,635 SF INDUSTRIAL UNIT**

**4512 - 10 STREET NE**

**CALGARY, AB**



**Lead Agents:**

**SAM HURL**

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**ZACK DARRAGH**

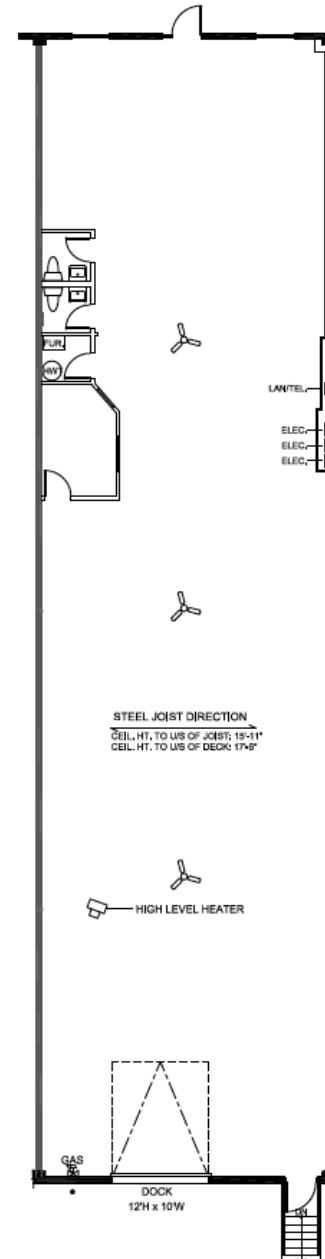
zack.darragh@cushwake.com

# PROPERTY DETAILS

District:	McCall
Available Area:	3,635 sf
Zoning:	I-G (Industrial General)
Ceiling Height:	15'11" to underside of joist
Power:	100A (TBV)
Loading:	1 (10' x 12') dock door
Heating/Cooling:	Gas fired
Available:	30 days notice
Sublease Rate:	\$9.50 psf
Sublease Expiry:	March 30, 2027
Op. Costs:	\$8.27 psf (2025 est.)

## Highlights

- 100% warehouse space
- Professionally managed park
- Quick access onto McKnight Boulevard and Deerfoot Trail







ENTRANCE



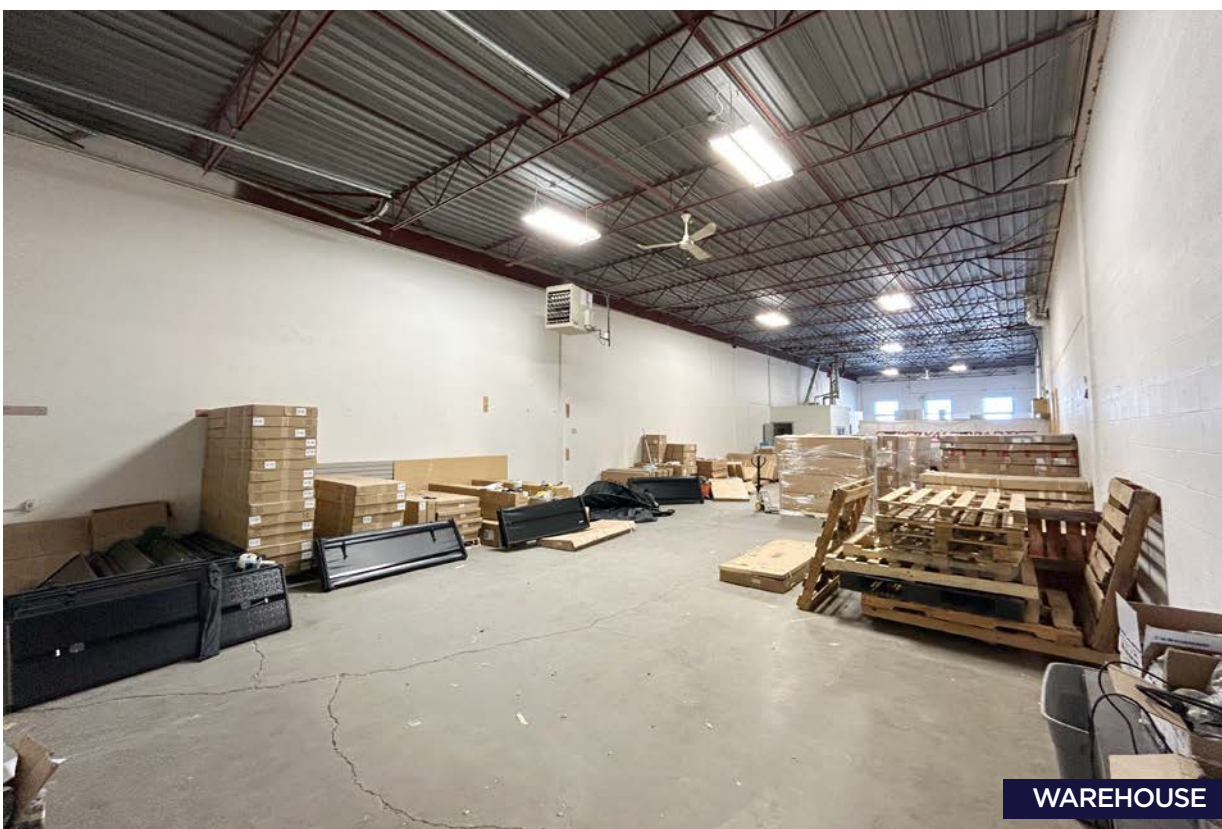
OFFICE/LUNCHROOM



LOADING



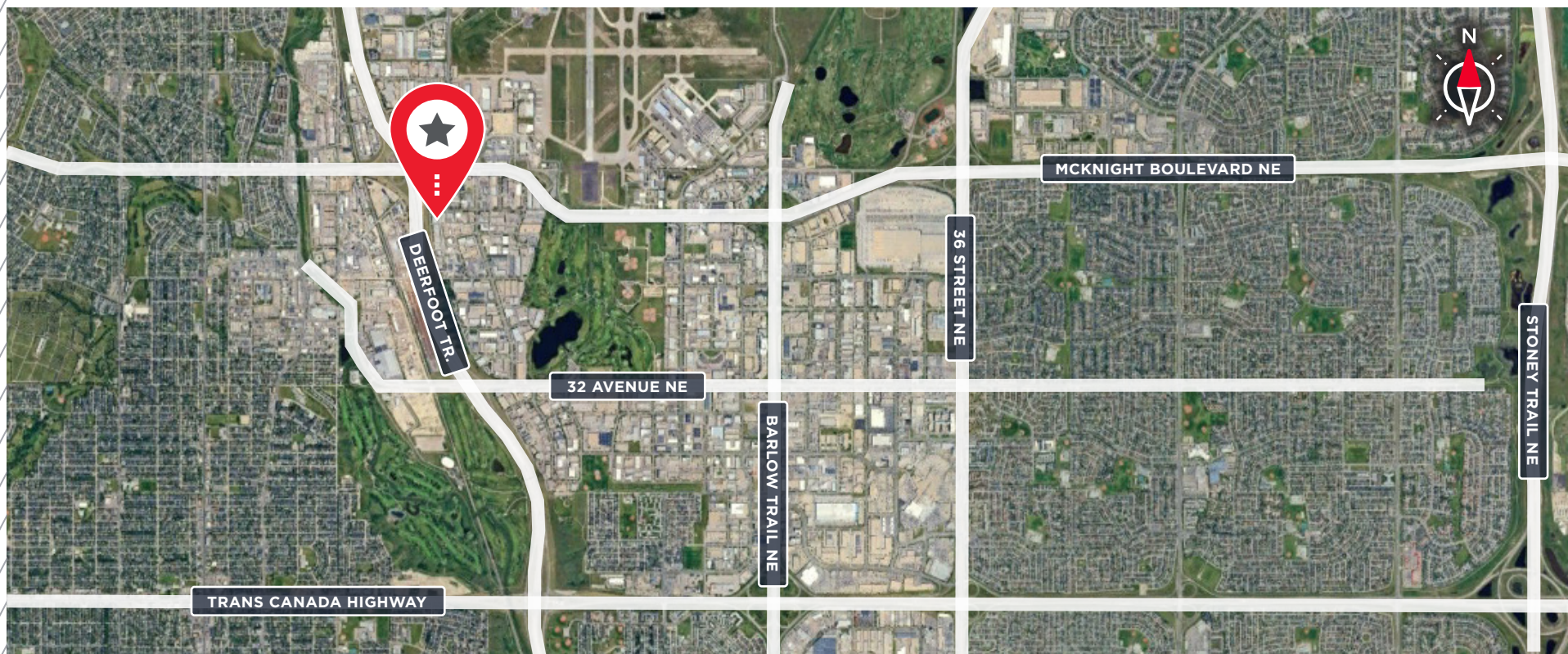
WAREHOUSE



WAREHOUSE



# LOCATION MAP



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