



FOR SUBLEASE | 9,130 SF ON 1.66 ACRES

11330 - 70 STREET SE
CALGARY, AB



Lead Agents:

BRENT JOHANNESSEN

brent.johannesen@cushwake.com

SAM HURL

sam.hurl@cushwake.com

PROPERTY DETAILS

District:	East Shepard
Available Area:	Main Floor Office: ± 1,600 sf
	Second Floor Office: ± 1,600 sf
	Shop: ± 5,930 sf
	Total Area: ± 9,130 sf
Zoning:	I-G (Industrial General)
Ceiling Height:	21'6" to underside of joist
Crane:	2-5 ton
Power:	400A, 347/600V (TBV)
Loading:	1 (8' x 8') drive-in
	4 (16' x 16') drive-in
Available:	Immediately
Sublease Rate:	Market
Sublease Expiry:	November 29, 2025
Op. Costs:	TBV

Highlights

- Heavy Power
- Functional ratio of shop and offices
- Quick access to Stoney Trail and 52nd Street
- Ample parking
- Wash Bay
- Fenced and fully paved yard
- Drive-thru bay
- Sump
- Locker room
- Lunch room
- **Landlord open to Headlease**





WASH BAY



YARD



FRONT ENTRANCE

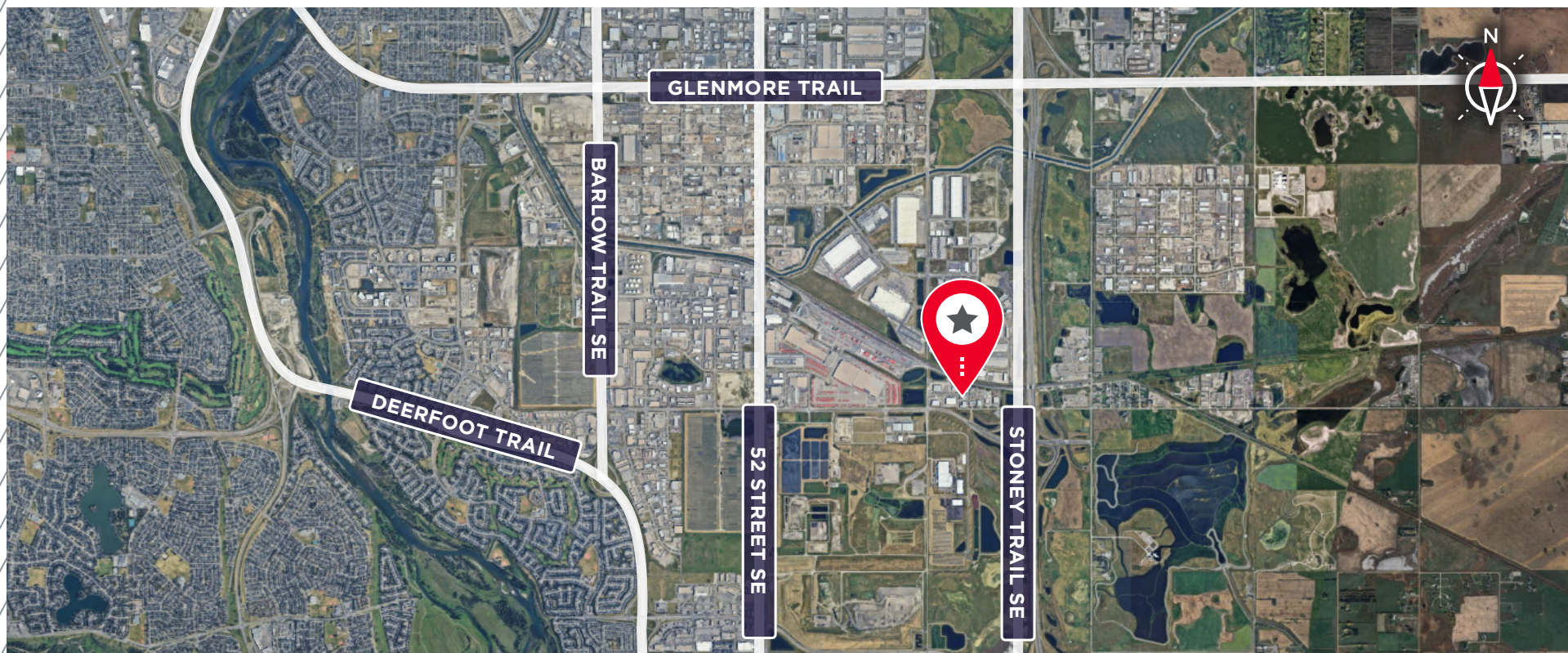


LUNCH ROOM



SHOP

LOCATION MAP



BRENT JOHANNESSEN
Vice President
Industrial Sales & Leasing
D: 403 261 1116
C: 403 589 8600
brent.johannesen@cushwake.com

BRAD PILLING
Vice President
Industrial Sales & Leasing
D: 403 261 1121
C: 403 880 1419
brad.pilling@cushwake.com

SAM HURL
Senior Associate
Industrial Sales & Leasing
D: 403 261 1115
C: 403 630 7215
sam.hurl@cushwake.com

ZACK DARRAGH
Vice President
Industrial Sales & Leasing
D: 403 261 1120
C: 587 437 2595
zack.darragh@cushwake.com



CUSHMAN & WAKEFIELD ULC
250 - 6 Ave SW, Suite 2400
Calgary, AB T2P 3H7
cushmanwakefield.com