



FOR SUBLEASE | 18,461 SF INDUSTRIAL UNIT

UNITS D-G
610 - 70 AVENUE SE
CALGARY, AB



Lead Agents:

SAM HURL

sam.hurl@cushwake.com

ZACK DARRAGH

zack.darragh@cushwake.com

PROPERTY DETAILS

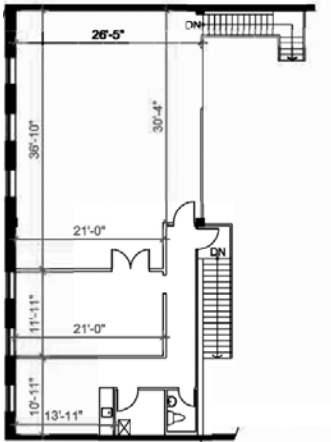
| | |
|------------------|---|
| District: | East Fairview |
| Available Area: | Main Floor Office: \pm 4,754 sf |
| | Warehouse: \pm 13,707 sf |
| | Total Area: \pm 18,461 sf |
| | Bonus Mezzanine: \pm 1,749 sf |
| Zoning: | I-G (Industrial General) |
| Ceiling Height: | 20' to underside of joist |
| Power: | Unit D: 200 amps (TBV) Unit E: 150 amps (TBV) Unit F-G: 400 amps (TBV) |
| Loading: | 3 (10'H x 8'W) dock doors 1 (12'H x 16'W) dock door with ramp 1 (14'H x 14'W) drive-in door |
| Sprinklers: | Yes |
| Availability: | Negotiable |
| Sublease Rate: | Market |
| Sublease Expiry: | April 29, 2030 |
| Op. Costs: | \$8.81 psf (2025 est.) |

Highlights

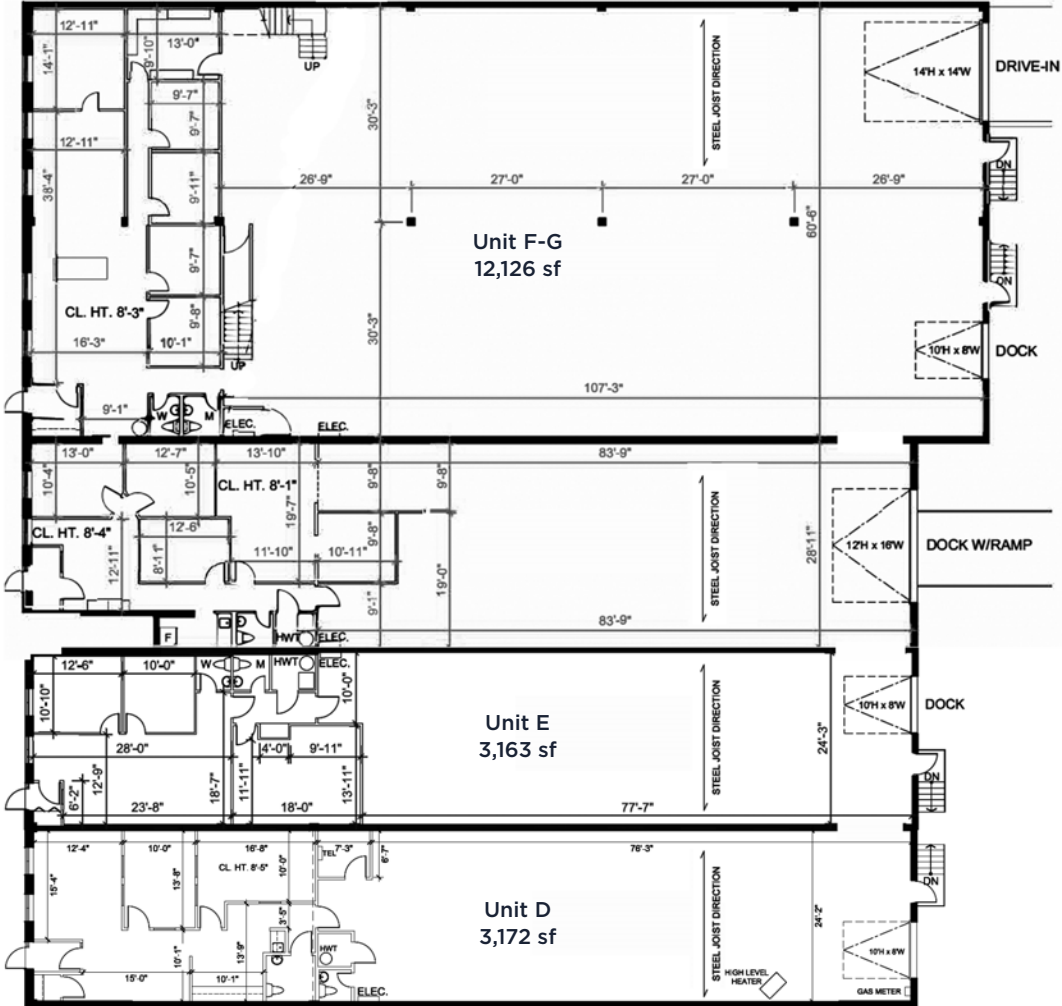
- Central location
- Yard area available upon request from the Landlord
- Bonus mezzanine area
- Double row, scramble parking
- Functional ratio of shop and offices
- Professionally managed park
- Large marshalling area
- Quick access to Blackfoot, Glenmore and Deerfoot Trail



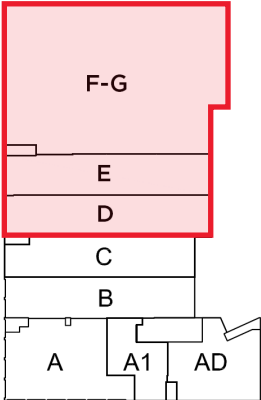
FLOOR PLAN



Mezzanine



Building Plan



*Not to scale, not exactly as shown.



ENTRANCE



OFFICE



MEZZANINE



UNIT D



UNIT E



UNIT F

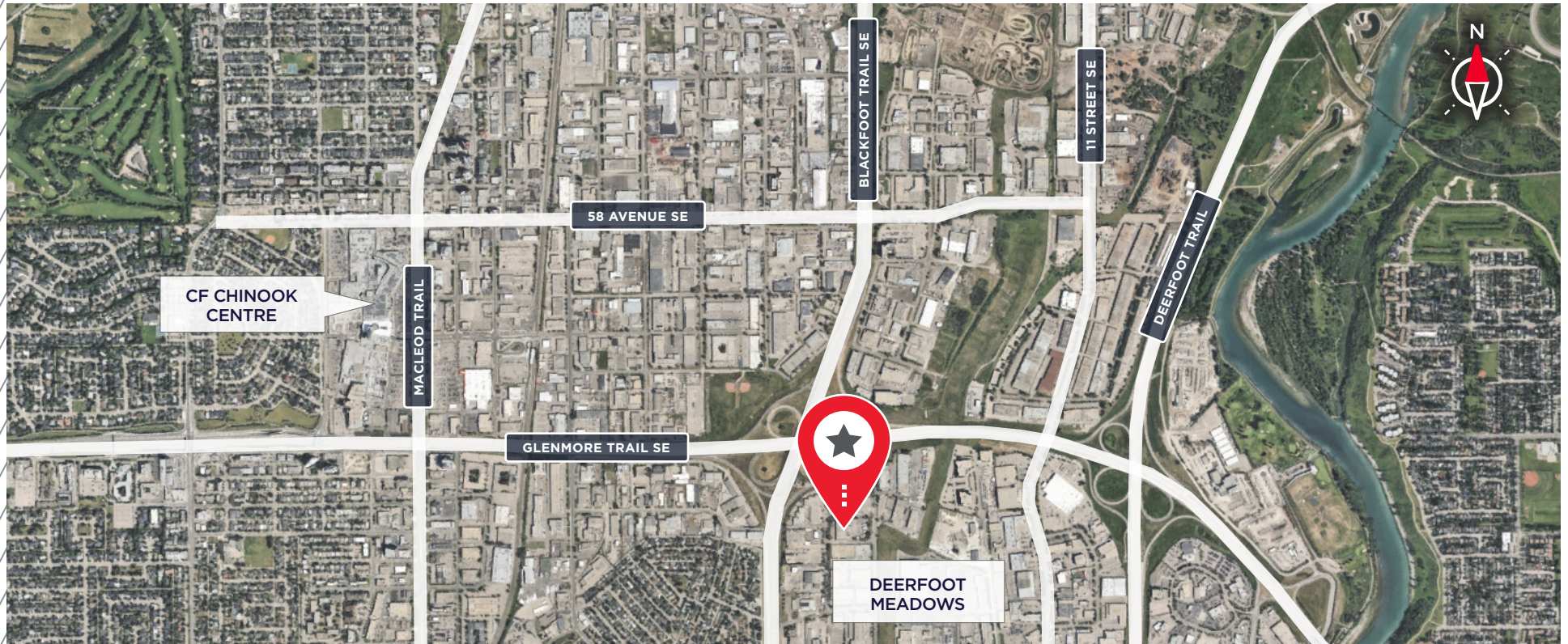


UNIT G



MARSHALLING

LOCATION MAP



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

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

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

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



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