

FOR SUBLEASE | 18,461 SF INDUSTRIAL UNIT

UNITS D-G 610 - 70 AVENUE SE calgary, ab



Lead Agents:

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PROPERTY **DETAILS**

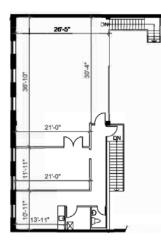
District:	East Fairview	
Available Area:	Main Floor Office: Warehouse:	± 4,754 sf ± 13,707 sf
	Total Area:	± 18,461 sf
	Bonus Mezzanine:	± 1,749 sf
Zoning:	I-G (Industrial General)	
Ceiling Height:	20' to underside of joist	
Power:	Unit D: 200 amps (TBV) Unit E: 150 amps (TBV) Unit F-G: 400 amps (TBV)	
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

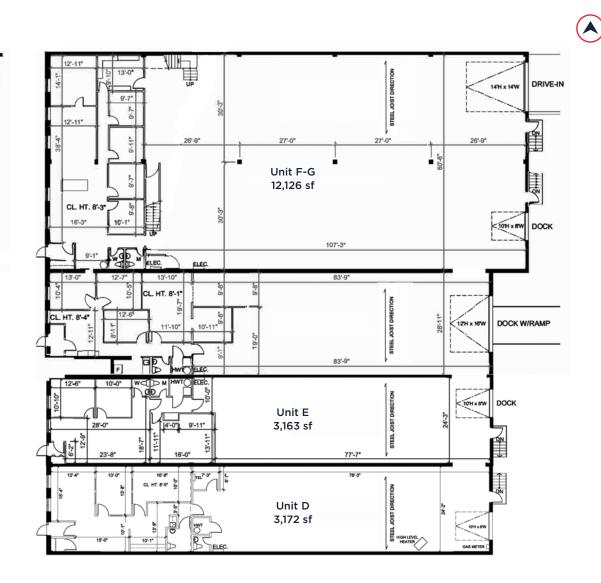
- Central location
- Yard area available upon request from the Landlord
- Bonus mezzanine area
- Double row, scramble parking
- Functional ratio of shop and offices
- Professionally managed park
- Large marshalling area
- Quick access to Blackfoot, Glenmore and Deerfoot Trail



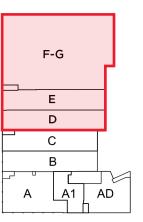
FLOOR PLAN



Mezzanine















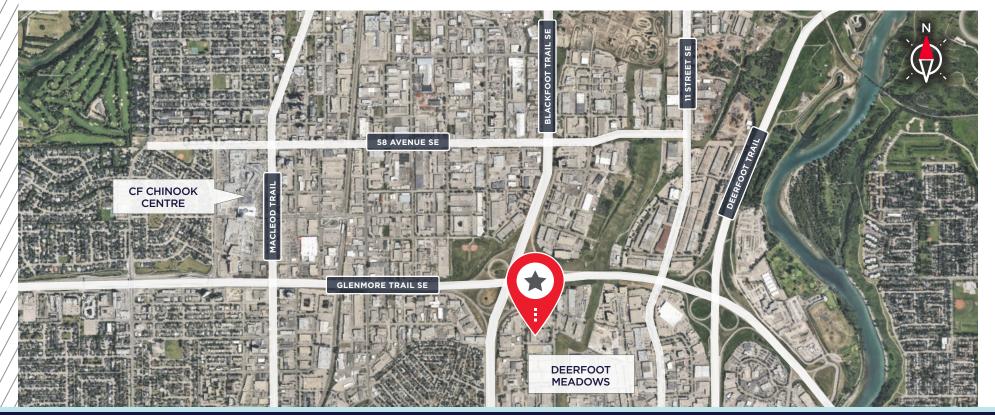








LOCATION MAP



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