



FOR SUBLEASE | 8,067 SF OFFICE/WAREHOUSE

UNITS 125 & 129

5305 MCCALL WAY NE

CALGARY, AB



5305 MCCALL WAY NE, UNITS 125 & 129

CALGARY, AB

Property Details

| | |
|-----------------|------------------------------|
| District: | Pegasus |
| Zoning: | Airport Light Industrial |
| Ceiling Height: | 22' clear |
| Power: | 200A (TBV) |
| HVAC: | Roof top unit & unit heaters |
| Sump: | Yes |

Comments

- Many nearby amenities
- Close proximity to the Calgary International Airport
- Good access onto McKnight Boulevard and Barlow Trail NE

Sublease Particulars

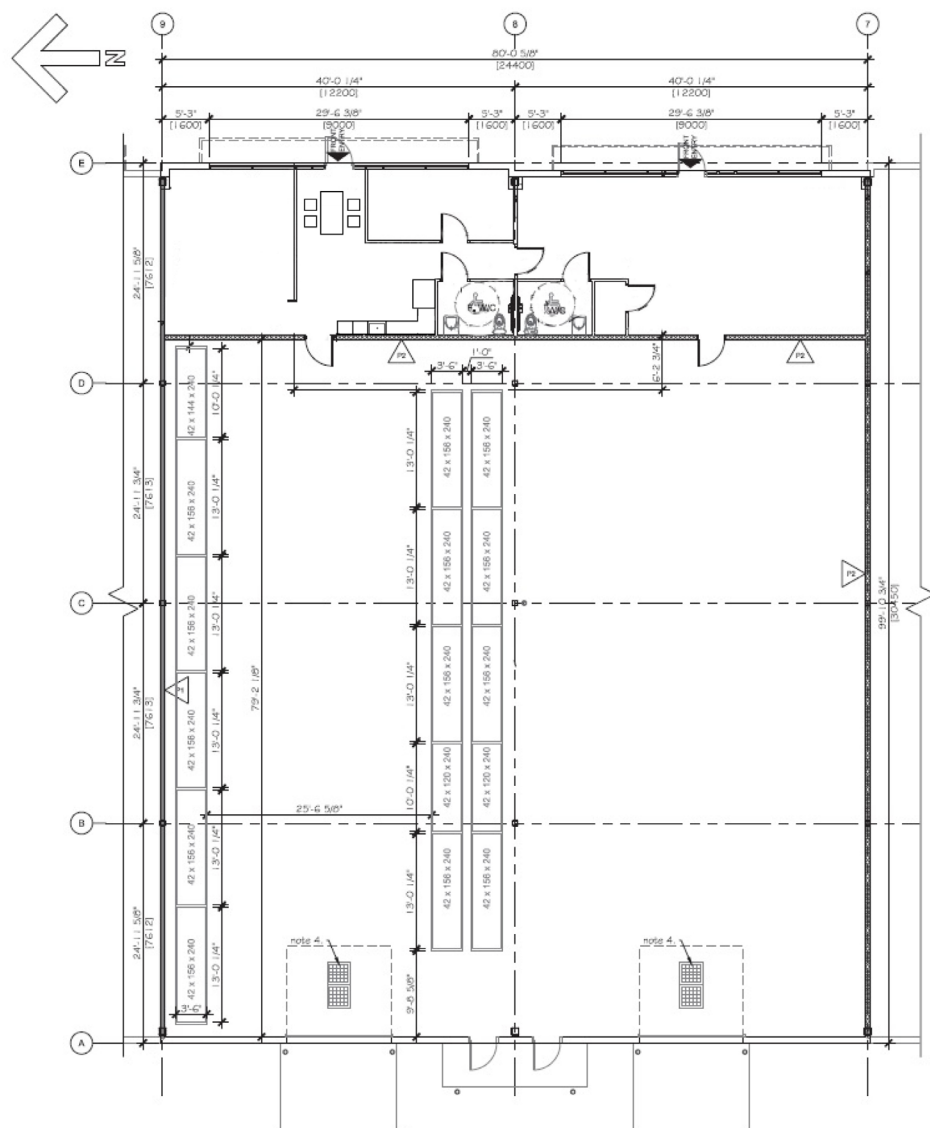
| | |
|------------------------|---|
| Available Area: | ± 8,067 sf |
| Office Area: | ± 1,600 sf |
| Warehouse Area: | ± 6,467 sf |
| Loading: | 1 (12' x 14') drive-in door 1 (8' x 9') dock door with leveler |
| Asking Rate: | Market |
| Op. Costs (2025 est.): | \$6.84 psf |
| Available | August 1, 2025 |
| Sublease Expiry | December 30, 2025 |



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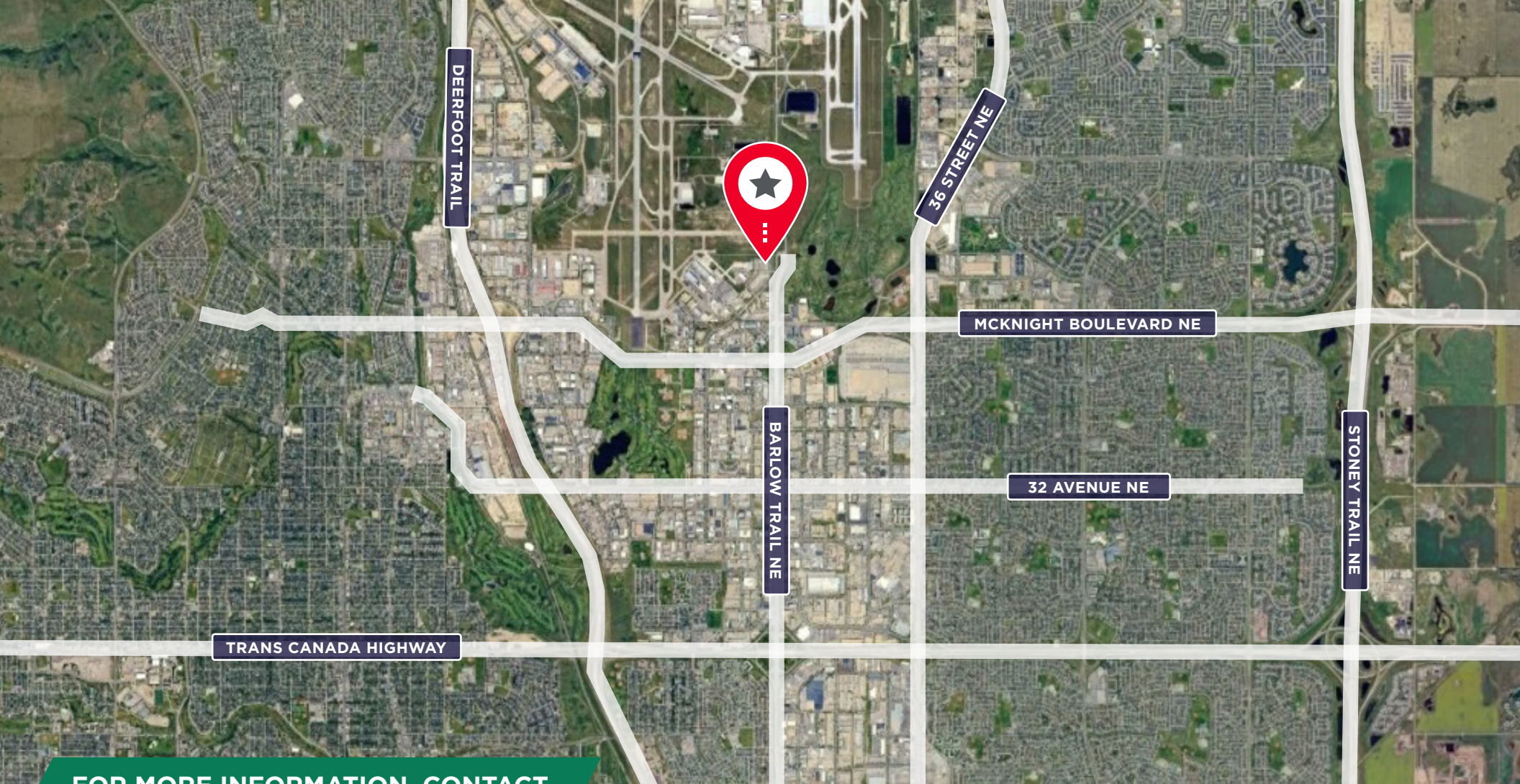
CALGARY, AB

Floor Plan



*Not to scale, not exactly as shown.





FOR MORE INFORMATION, CONTACT

SEAN FERGUSON
Associate Vice President
Industrial Sales & Leasing
+1 403 615 1893
sean.ferguson@cushwake.com

ALAN FARLEY
Associate Vice President
Industrial Sales & Leasing
+1 403 797 5024
alan.farley@cushwake.com

Cushman & Wakefield ULC
Bow Valley Square IV
250 - 6th Ave SW, Suite 2400
Calgary, AB T2P 3H7
cushmanwakefield.com

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