

RATE REDUCED



FOR SUBLEASE/HEADLEASE | 6,140 SF OFFICE/WAREHOUSE

BAYS 10 & 11

3700 - 78 AVENUE SE

CALGARY, AB



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Property Details

District: Foothills
Zoning: I-G (Industrial General)
Power: 200A, 208V (TBV)
Parking: Ample (at no cost)

Comments

- Exhaust venting in warehouse
- Ample free parking
- Sumps in warehouse
- Close proximity to retail amenities
- Excellent access to Barlow, Glenmore and Deerfoot Trails

Sublease/HeadLease Particulars

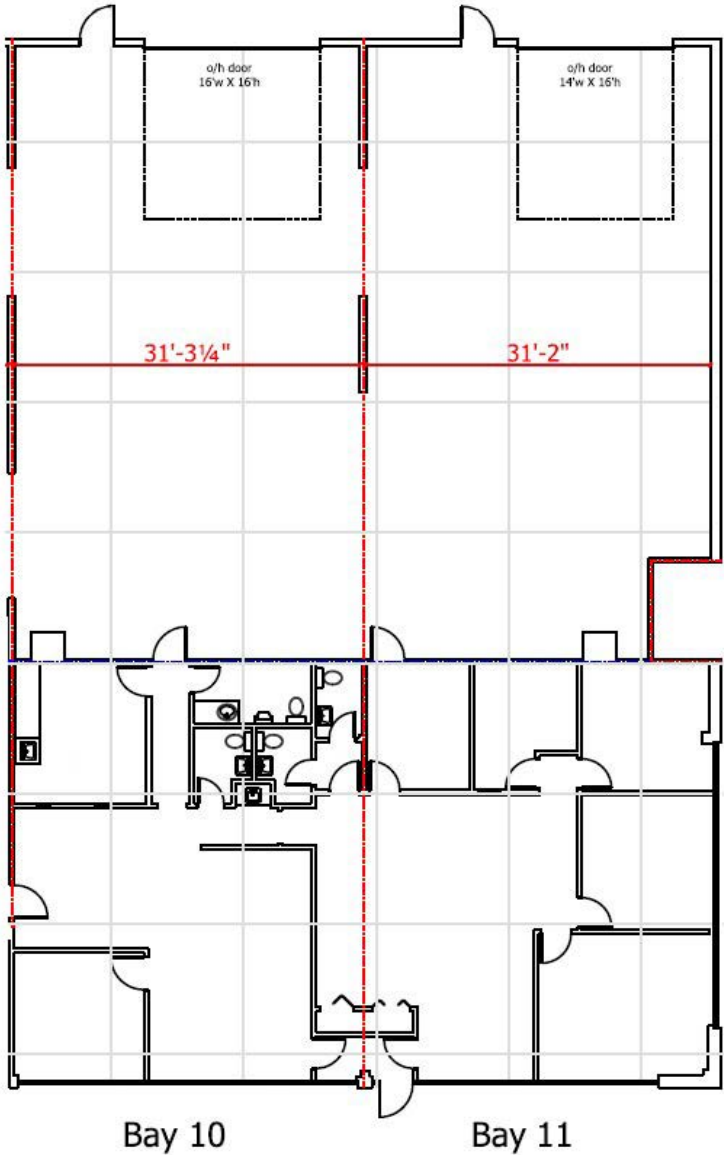
Main Floor - Bays 10 & 11

Available Area: ± 6,140 sf
Office Area: ± 2,517 sf
Warehouse Area: ± 3,623 sf
Loading Doors: 1 (16' x 16') drive-in
1 (14' x 16') drive-in
Sublease Rate: Market
Sublease Expiry: October 31, 2026
Headlease Rate: ~~\$13.50 psf~~ **\$12.00 psf with escalations**
Op. Costs (2026 est.): \$8.68 psf (Includes water and sewer; Tenant to pay electricity and gas directly)
Available 30 days notice

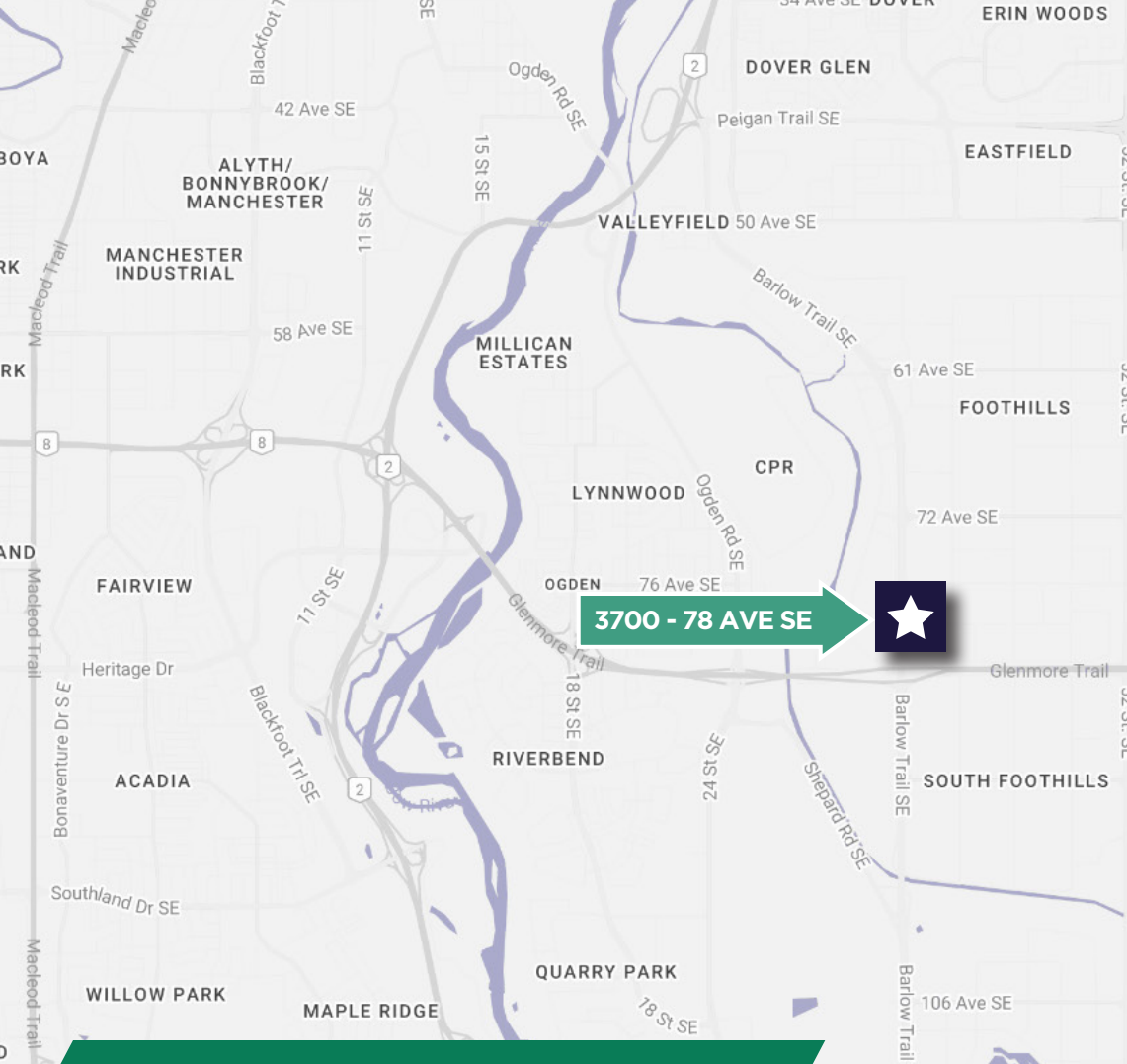


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Floor Plan - Bays 10 & 11



*Not to scale, not exactly as shown.



FOR MORE INFORMATION, CONTACT

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