

FOR SUBLEASE

7410A - 5 STREET SE

Calgary, AB



Lead Agents:

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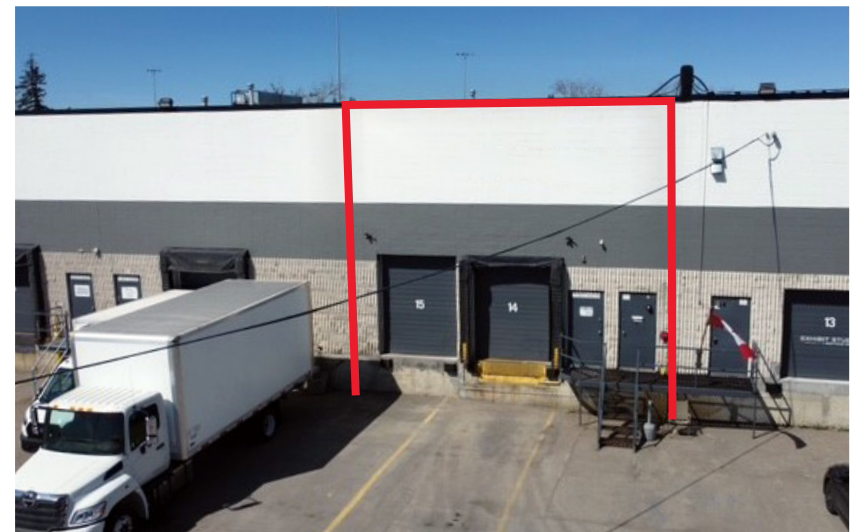
4,546 SF INDUSTRIAL UNIT WITH DOCK LOADING

PROPERTY DETAILS

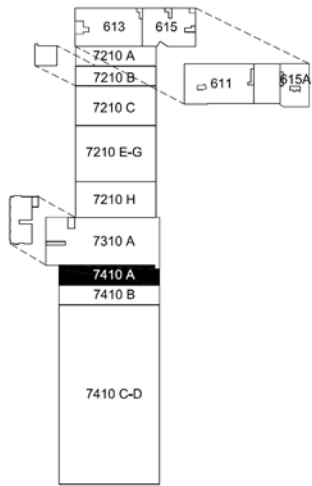
District:	Fairview Industrial
Zoning:	I-G (Industrial General)
Available Area:	± 4,546 sf
Office Area:	± 1,119 sf
Warehouse Area:	± 3,427 sf
Bonus Mezzanine:	± 882 sf (free of charge)
Loading:	2 dock doors (1 with leveler)
Power:	100A (TBV)
Ceiling Height:	21' 10"
Sublease Rate:	Market
Op. Costs:	\$7.38 psf (2026 est.)
Available:	30 days notice
Sublease Expiry:	June 29, 2029

HIGHLIGHTS

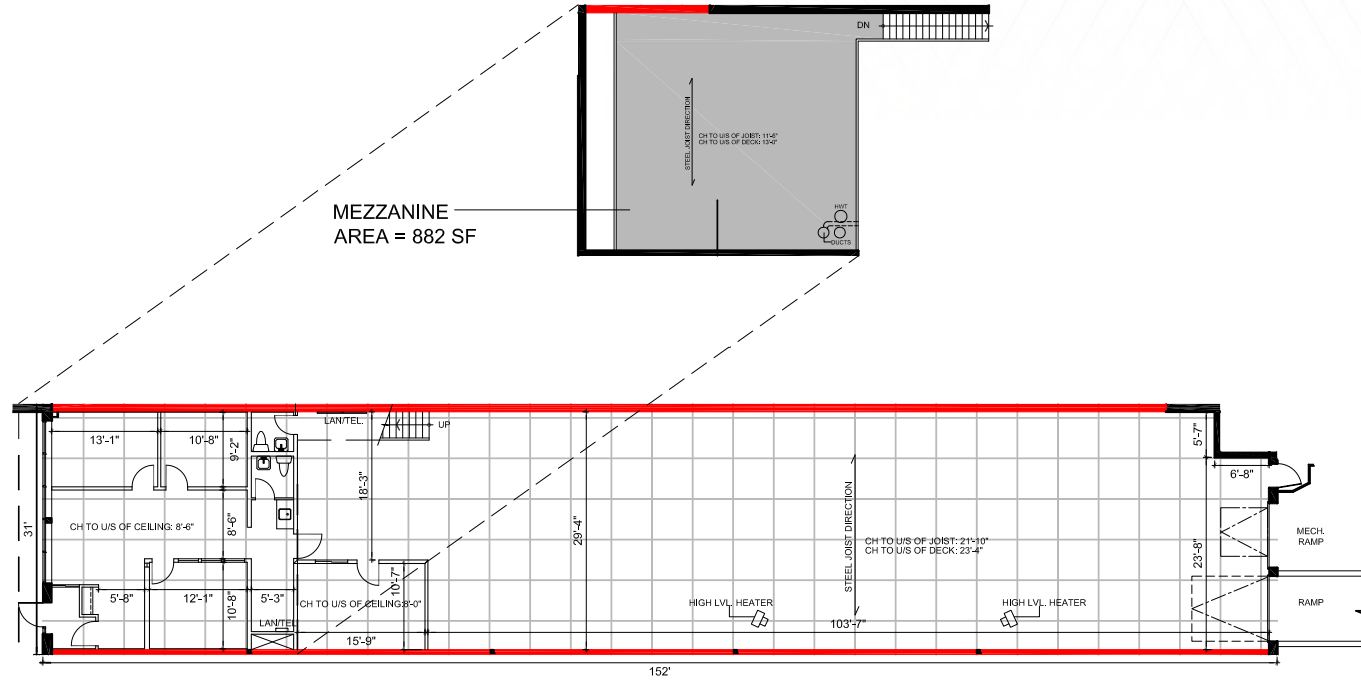
- Central location
- Bonus mezzanine
- Many nearby amenities including the Calgary Farmers' Market and Deerfoot Meadows
- Good access onto Glenmore, Blackfoot and Deerfoot Trail



FLOOR PLAN

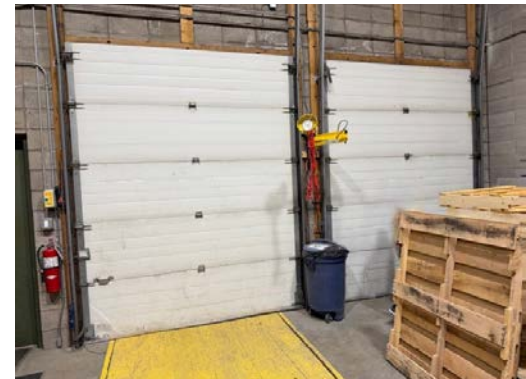
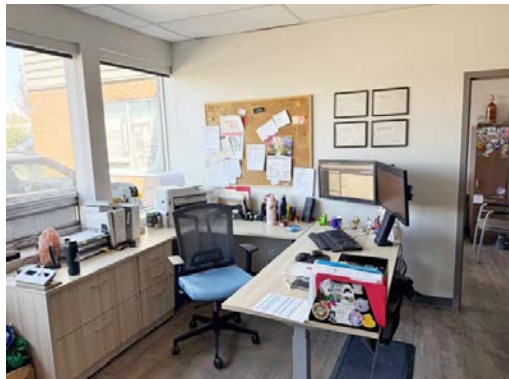
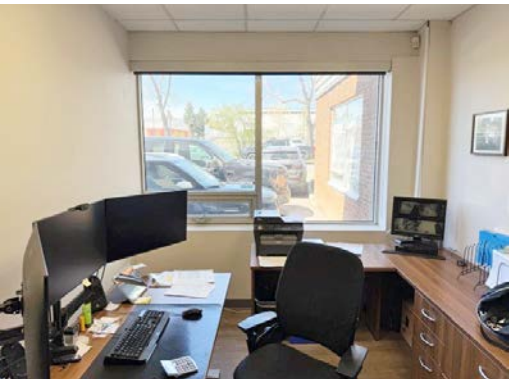


BUILDING PLAN

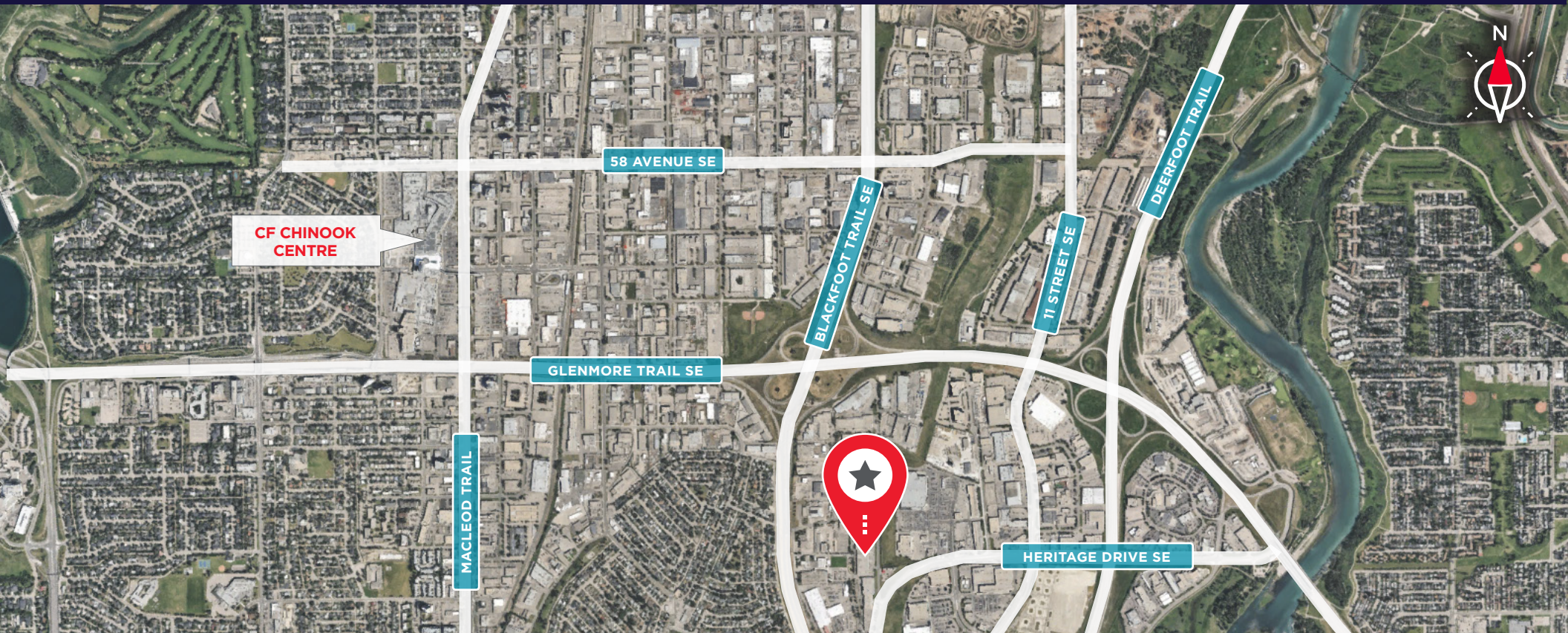


MEZZANINE
AREA = 882 SF

*Not to scale, not exactly as shown.



LOCATION MAP



For more information, please contact:

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