

FOR SUBLEASE

4512 - 10 STREET NE

CALGARY, AB

Lead Agent:

SAM HURL

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3,635 SF INDUSTRIAL UNIT

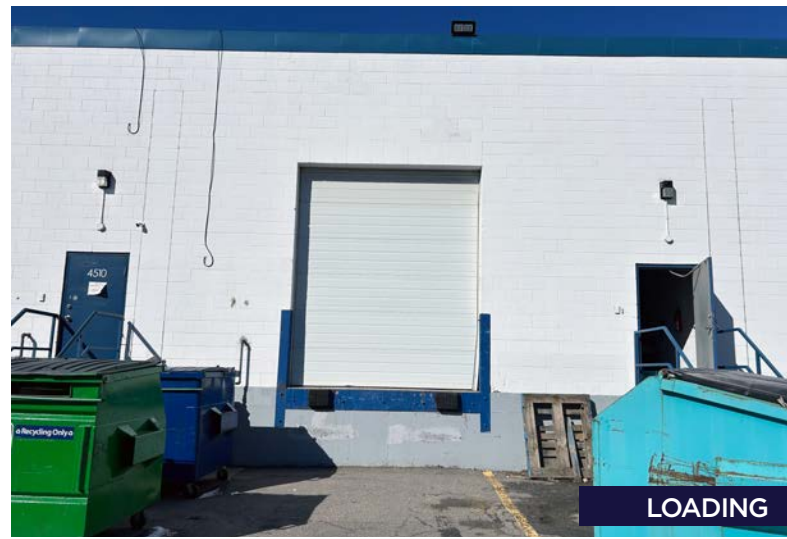


PROPERTY DETAILS

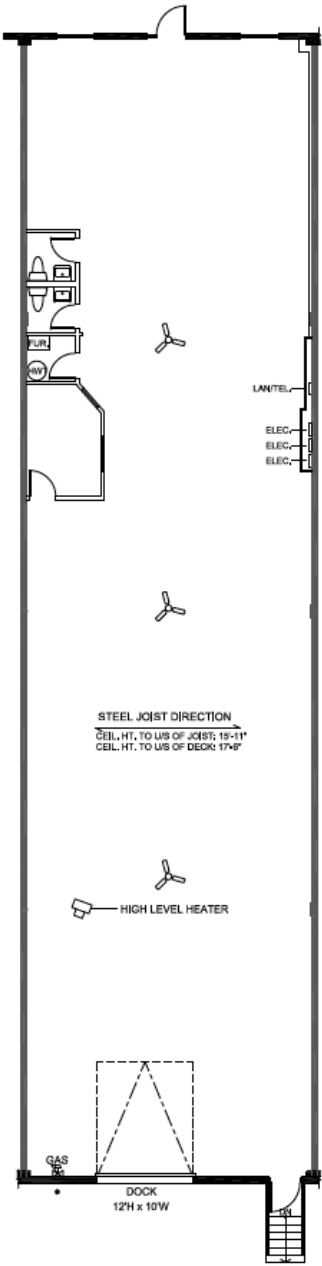
District:	McCall
Available Area:	3,635 sf
Zoning:	I-G (Industrial General)
Ceiling Height:	15'11" to underside of joist
Power:	100A (TBV)
Loading:	1 (10' x 12') dock door
Heating/Cooling:	Gas fired
Available:	Immediately
Sublease Rate:	\$9.50 psf
Sublease Expiry:	March 30, 2027
Op. Costs:	\$8.94 psf (2026 est.)

HIGHLIGHTS

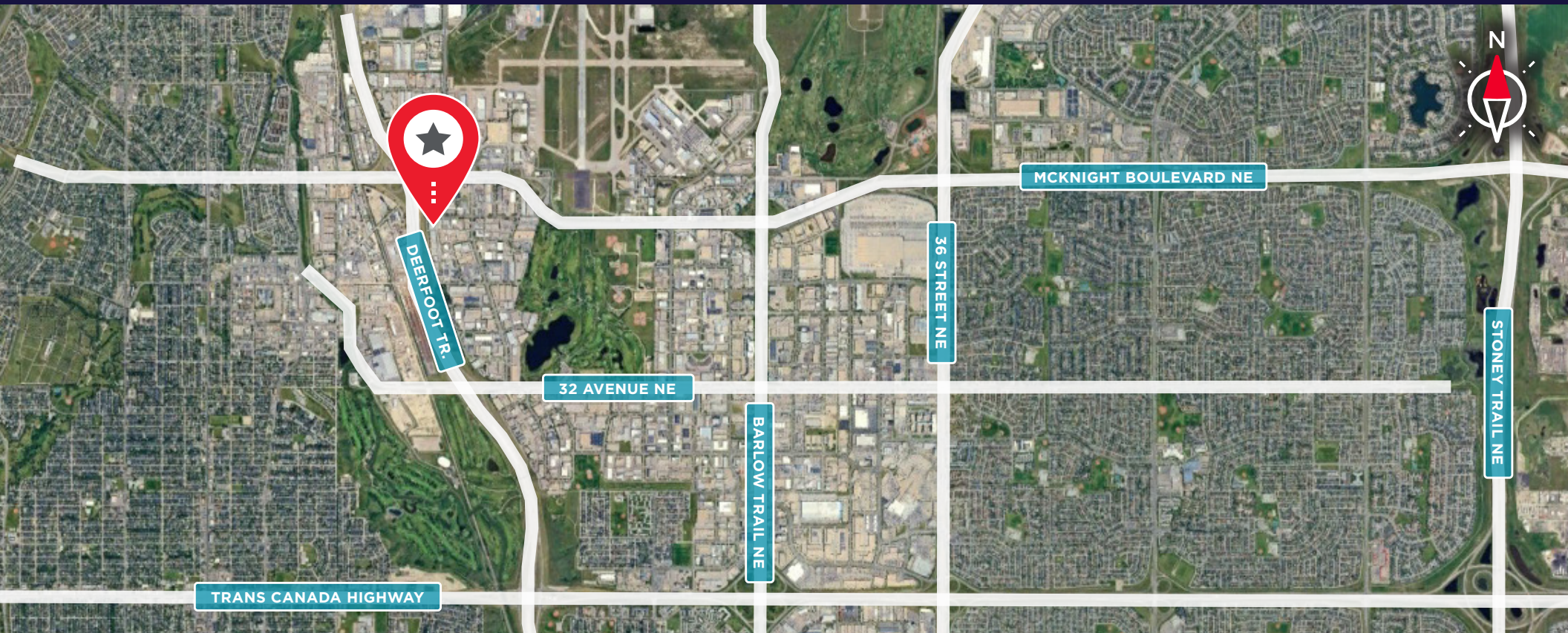
- 100% warehouse space
- Professionally managed park
- Quick access onto McKnight Boulevard and Deerfoot Trail



FLOOR PLAN



LOCATION MAP



For more information, please contact:

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