

FOR SUBLEASE

BELOW MARKET SUBLEASE RATES

2730 39 AVENUE NE

CALGARY, AB

CUSHMAN & WAKEFIELD

PROPERTY HIGHLIGHTS

- Unit 106: 15,178 SF (including 5,013 SF Office) available
- Potential for any prospective subtenant to demolish a portion of the office area if required
- Large marshalling and loading area
- Sump system located in Unit #106
- Situated within the established Horizon industrial area, providing convenient access to Calgary's major transportation corridors
- Multiple Calgary Transit routes serve the surrounding area, with Whitehorn CTrain Station nearby providing convenient access to Calgary's Blue Line and downtown

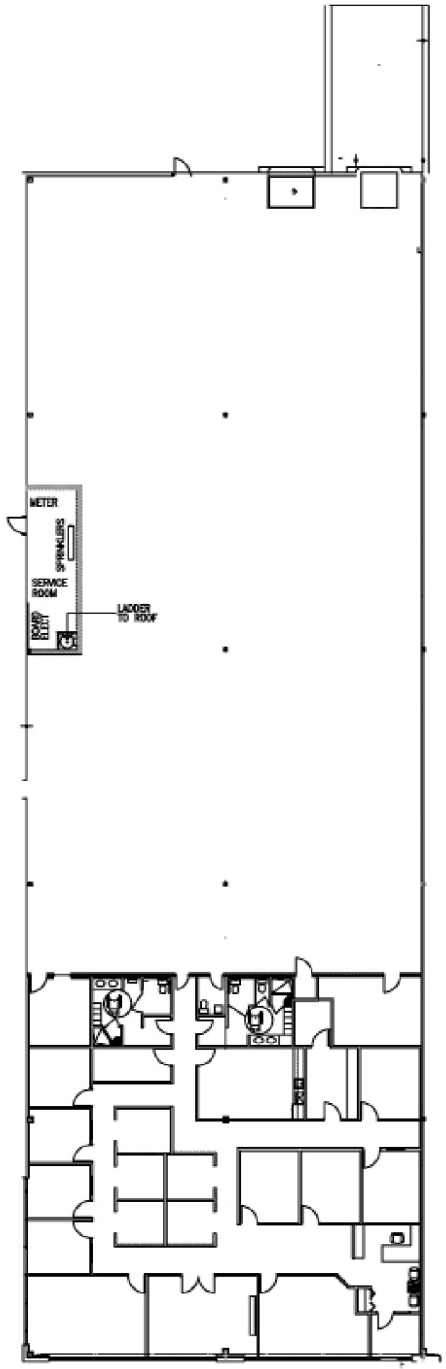


PROPERTY FEATURES

AVAILABLE AREA	Unit 106: 15,178 SF (±5,013 SF Office)
SUBLEASE RATE	Below Market
ADDITIONAL RENT	$7.50 PSF per annum (estimated 2026)
SUBLEASE EXPIRY	May 31, 2033
CLEAR HEIGHT	25' 6"
HEATING	Warehouse - Overhead radiant heaters Office - RTU (HVAC)
LOADING	One (1) dock door - 9'x11' with manual leveler, One (1) roll up drive in door 12' x 14' with opener, ramp drive-in
PARKING	Common stalls for the building
SPRINKLERS	ESFR system
FLOOR STRUCTURE	6" concentrated load capacity of 7500 lbs
POWER	600 AMP, 600 VOLT 3 Phase (TBV)
LIGHTING	T5 Motion Sensored
ZONING	IG General Industrial
YEAR BUILT	2000
AVAILABLE	Immediately

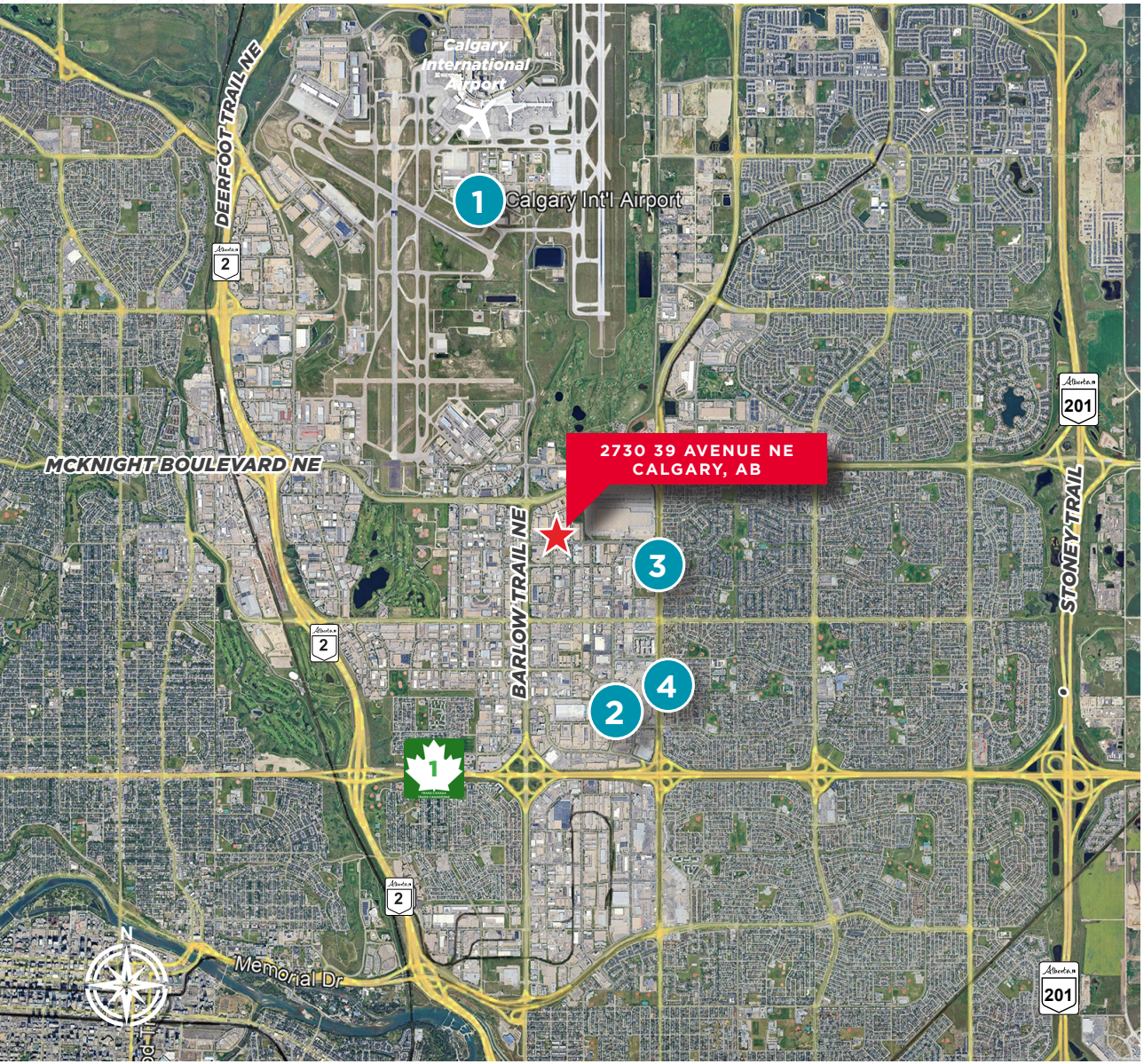
FLOOR PLAN

UNIT 106: 15,178 SF
±5,013 SF (OFFICE)



LOCATION MAP

2730 39 AVENUE NE, CALGARY, AB



AREA AMENITIES

Cactus Club Café	Subway
Tim Hortons	7-Eleven
A&W	Petro-Canada
McDonald's	BMO
Starbucks	Scotiabank

DRIVE TIMES/KM

To/From 2730, 39 Avenue NE, Calgary

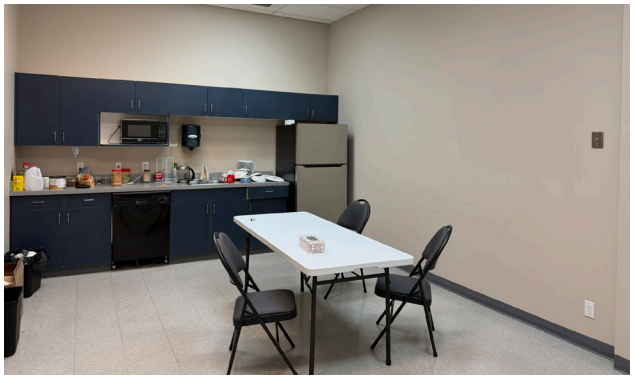
1	Calgary International Airport	11 MINS
2	Sunridge Shopping Centre	5 MINS
3	Whitehorn CTrain Station	2 MINS
4	Rundle CTrain Station	7 MINS
★	SITE	

PHOTOS

2730 39 AVENUE NE, CALGARY, AB













FOR MORE INFORMATION, CONTACT:

DAVID REICH, SIOR, BBA
Senior Vice President
Industrial Sales & Leasing
D: +1 403 261 1128
M: +1 403 923 9911
david.reich@cushwake.com

KEVIN TANG, B. COMM
Vice President
Industrial Sales & Leasing
D: +1 403 261 1142
M: +1 403 617 5396
kevin.L.tang@cushwake.com

Cushman & Wakefield
250 6 Avenue SW
Suite 2400
Calgary, AB T2P 3H7
+1 403 261 1111
cushmanwakefield.ca

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