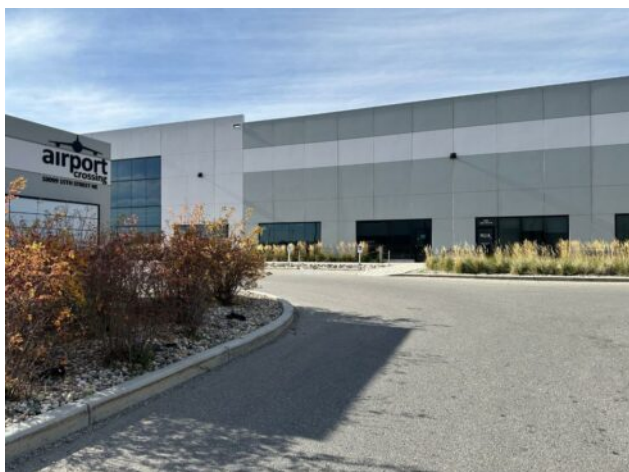


13, 10099 15 Street NE
Calgary, Alberta

MLS # A2230957



\$12 per sq.ft.

Division:	Stoney 2
Type:	Warehouse
Bus. Type:	-
Sale/Lease:	For Lease
Bldg. Name:	Airport Crossing - Building 3
Bus. Name:	-
Size:	26,736 sq.ft.
Zoning:	-

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	N/A		

Rare and immediate opportunity for a long-term sublease in a modern industrial building close to Deerfoot Trail and the Calgary Airport. The bay measures 26,736 square feet, of which 1,680 square feet is office and 25,056 square feet is warehouse area. The Net Rent is far below the current market rate for newer warehouse properties in the NE, particularly given the highly desirable features of this unit which also include dock and drive-in loading doors, LED lighting on motion sensors, charging area for forklifts, an extremely high electrical supply, and hydraulic dock levelers. Sublease term expires May 31, 2030. Operating Costs for 2025 are \$6.38 per square foot. AUTOMOTIVE AND RECREATIONAL USES WILL NOT BE CONSIDERED.