

# FOR SUBLEASE

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**10555-74th Street SE | Calgary, AB**  
20,470 sq. ft. with Fenced Yard



**Dock &  
Drive-In Loading**



**Fenced  
Yard Included**



**Point Trotter  
Industrial Park**

**JON C. MOOK, SIOR**  
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117, 4950 - 106th Avenue SE | Calgary, AB T2C 5E9 | [lee-associates.com/calgary](http://lee-associates.com/calgary)

# PROPERTY DETAILS

## AVAILABLE AREA:

Office: 2,668 sq. ft.  
Warehouse: 17,802 sq. ft.  
Total: 20,470 sq. ft.

## SUBLEASE NET RATE:

\$16.00 per sq. ft. per annum

## OPERATING COSTS:

\$7.30 per sq. ft. per annum (for 2024)

## SUBLEASE TERM:

June 30th, 2027

## AVAILABILITY:

60 Days Notice

## ZONING:

I-G (Industrial General)

## HEATING/HVAC:

Perimeter Infrared Unit Heaters  
Gas Fired Overhead Unit Heaters

## LIGHTING:

LED

## LOADING:

2 - 9' X 10' dock doors  
6 - 14' X 16' drive-in doors

## CEILING HEIGHT:

26' clear

## ELECTRICAL:

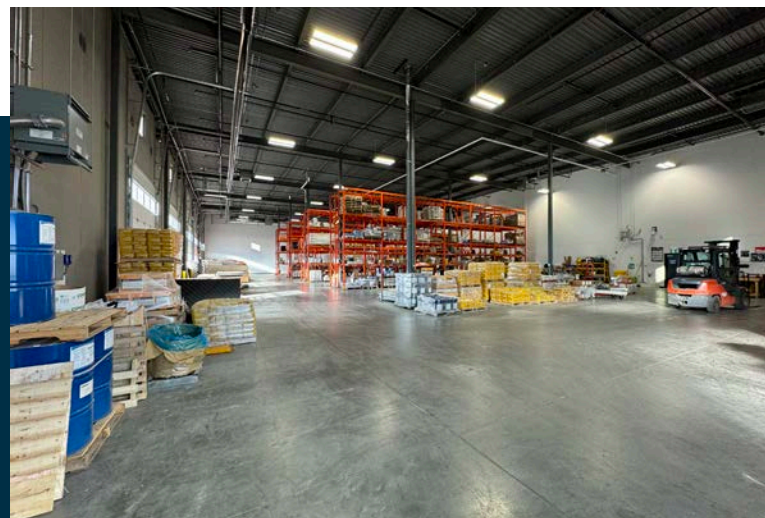
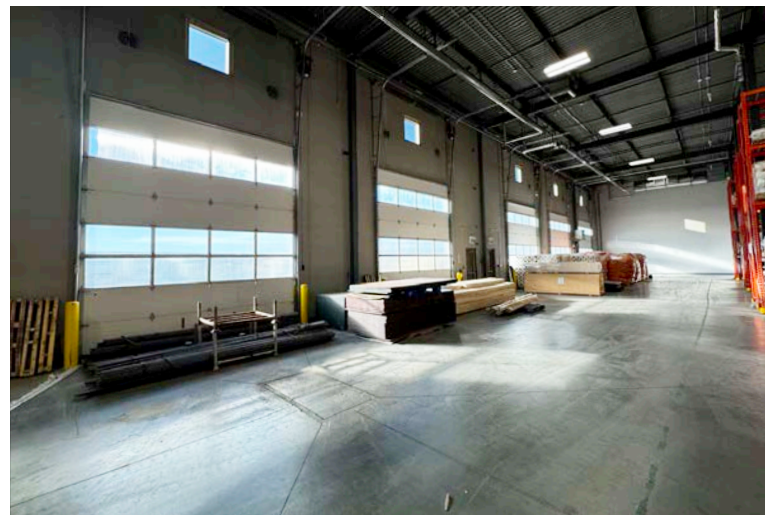
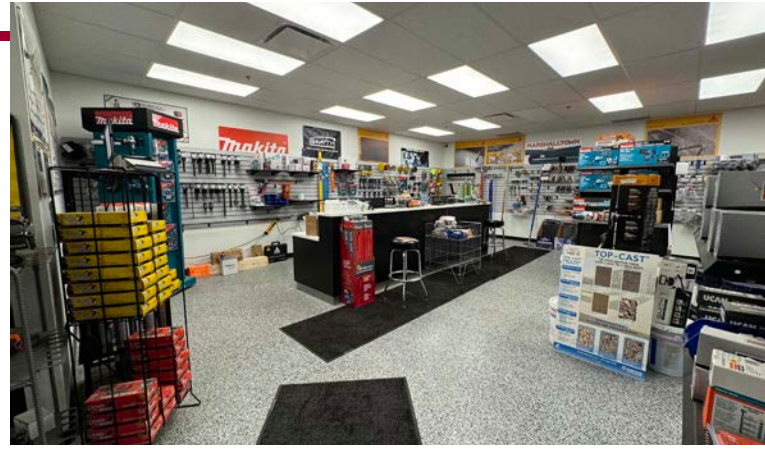
1,200 amps, 347/600 volt, 3 phase

## SPRINKLERED:

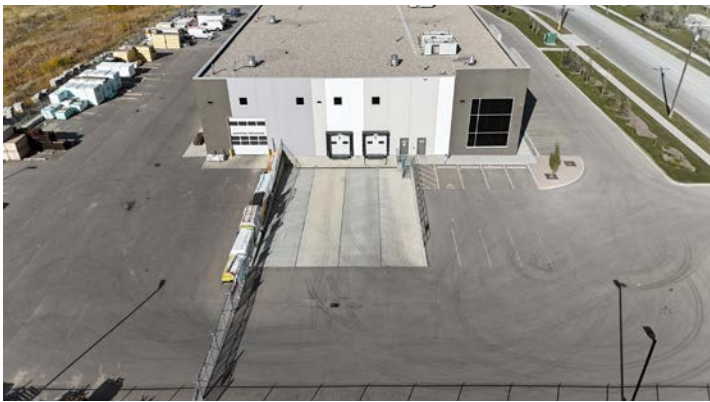
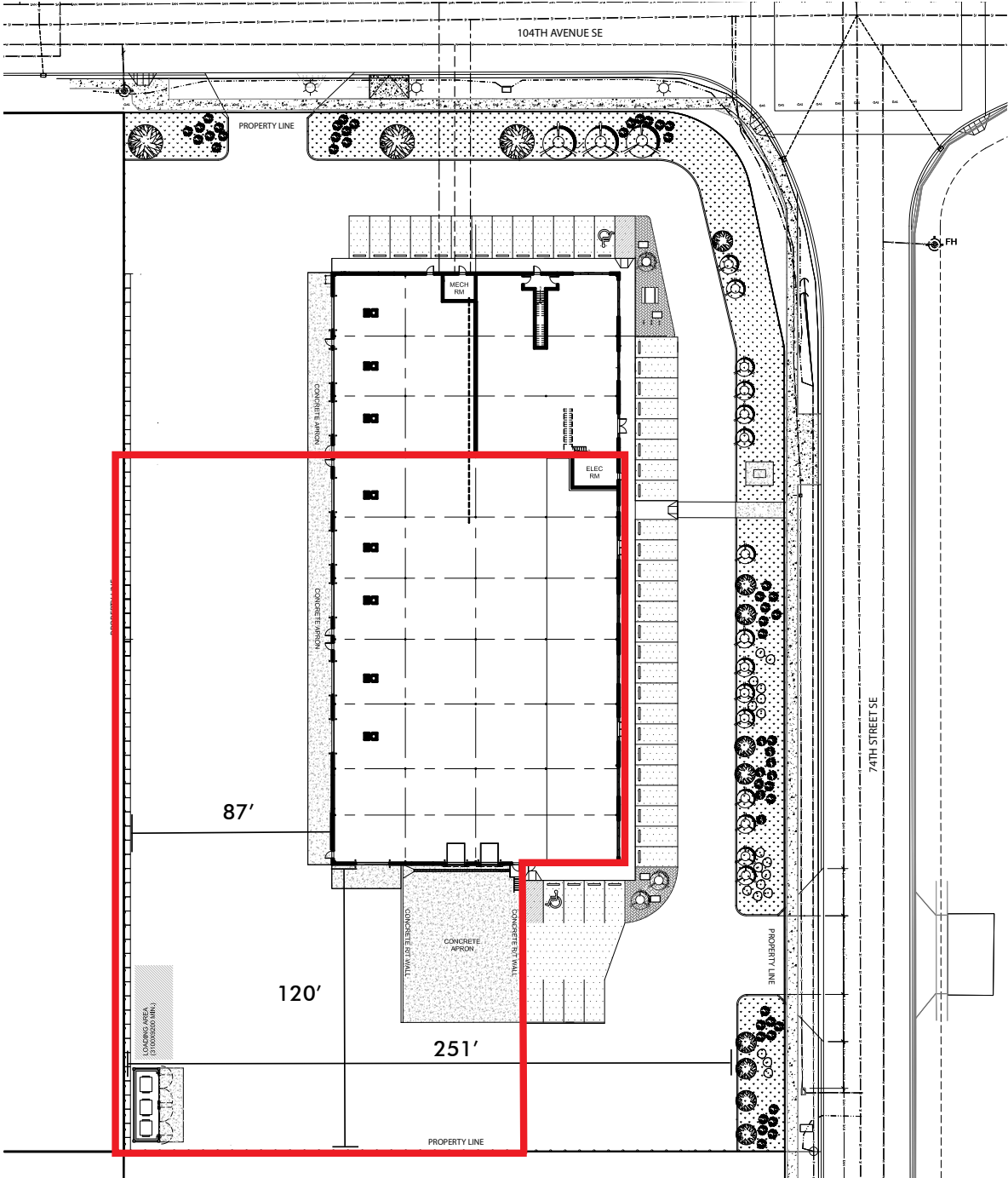
ESFR

## COMMENTS:

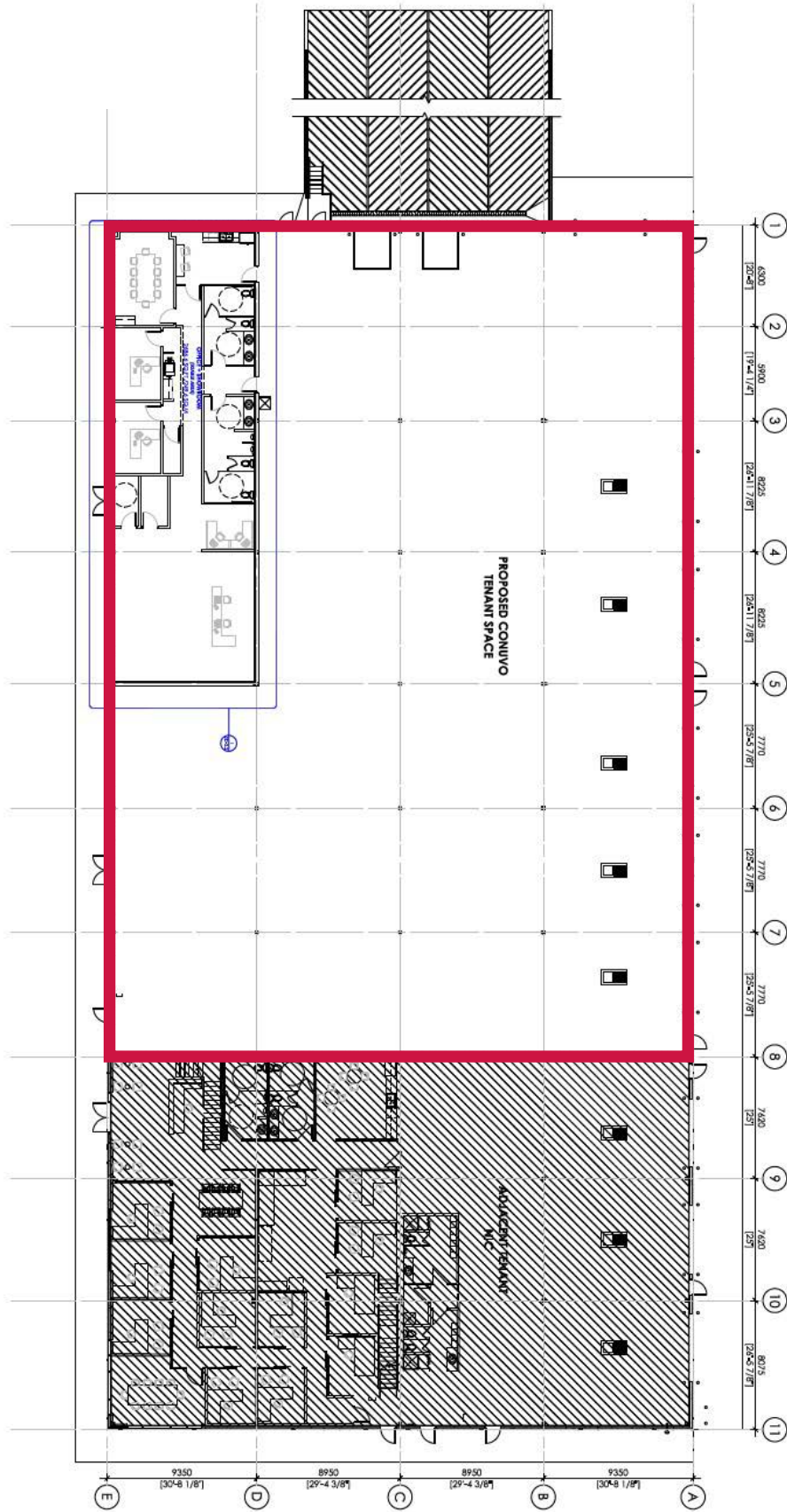
- » Full height concrete pre-cast wall construction
- » Paved fenced yard
- » 2 access points with flow around building
- » Located off Glenmore Trail in Point Trotter Industrial Park



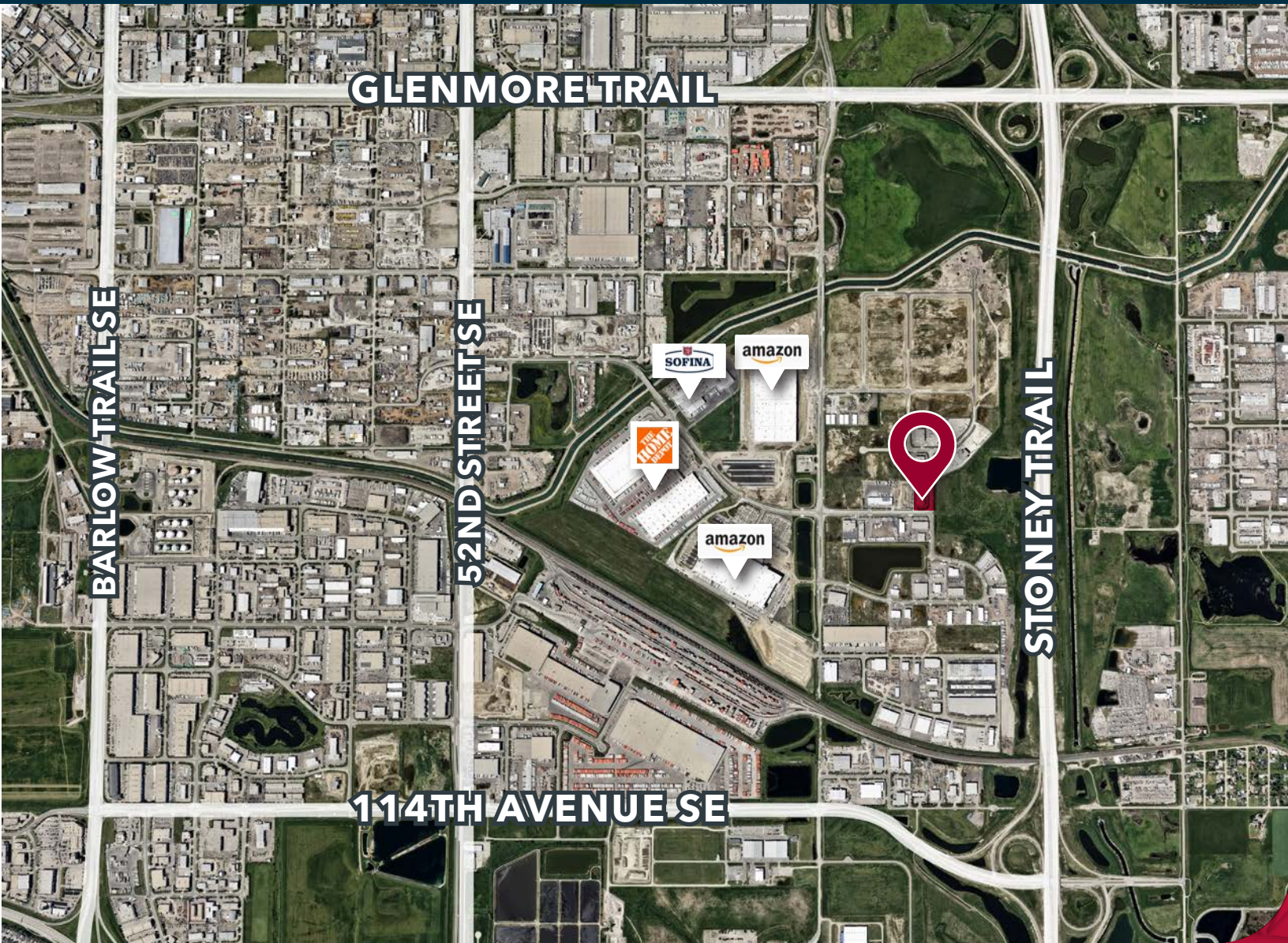
# SITE PLAN



# FLOOR PLAN



# LOCATION



# CONTACT US



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