# FOR SUBLEASE



### **10911 - 50th Street SE | Calgary, AB** 15,021 sq. ft. with Fenced Yard











Located in Eastlake

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# **PROPERTY DETAILS** -

### **AVAILABLE AREA:**

 Main Floor Office:
 1,627 sq. ft.

 Second Floor Office:
 2,453 sq. ft.

 Warehouse:
 10,941 sq. ft.

 Total:
 15,021 sq. ft.

### SITE SIZE:

1.23 acres

**SUBLEASE NET RATE:** \$18.00 per sq. ft. per annum

**OPERATING COSTS:** \$8.63 per sq. ft. per annum (for 2025)

SUBLEASE TERM: June 30th, 2033

YEAR OF CONSTRUCTION: 2011

**AVAILABILITY:** Immediately

**ZONING:** I-G (Industrial General)

**HEATING/HVAC:** 4 rooftop HVAC units for office

**LIGHTING:** T5HO Fluorescent Lighting

**CRANE:** 2 - 10 TON overhead bridge cranes

**HOOK HEIGHT:** 19'9" clear

**CEILING HEIGHT:** 23'10" clear

### LOADING:

1 - 9' X 10' drive-in doors 2 - 14' X 16' drive-in doors 2 - 9' X 10' dock door 1 - 12' X 14' drive-in door

### ELECTRICAL:

600 amps, 347/600 volts, 3 phase service 120/208 volt step-down transformer & multiple sub-panels



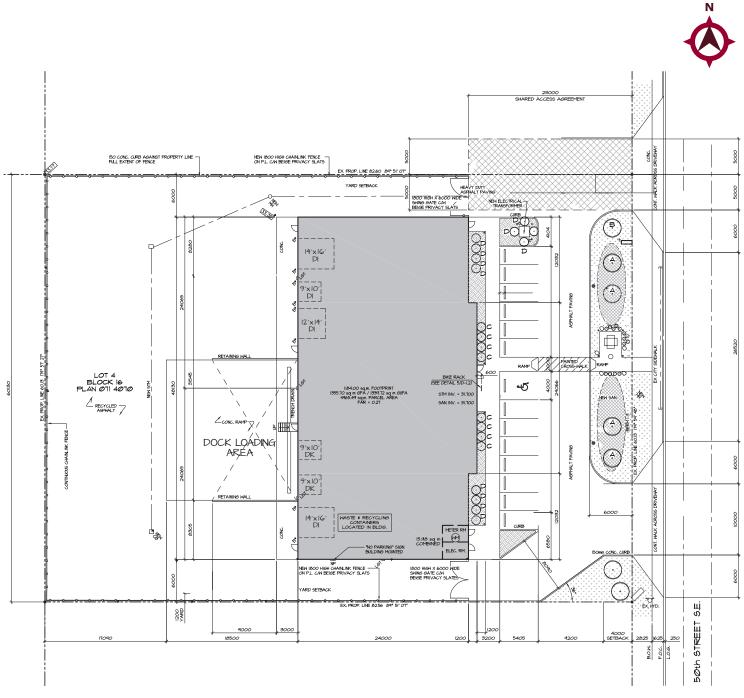




### **COMMENTS:**

- » Clear span warehouse, no columns
- » CMDA sprinkler system
- » MUA with 16,000cfm capacity
- » Sumps at each drive-in overhead door
- » Hotsy Wash System
- » Extensive electrical and air lines throughout

# **SITE PLAN**

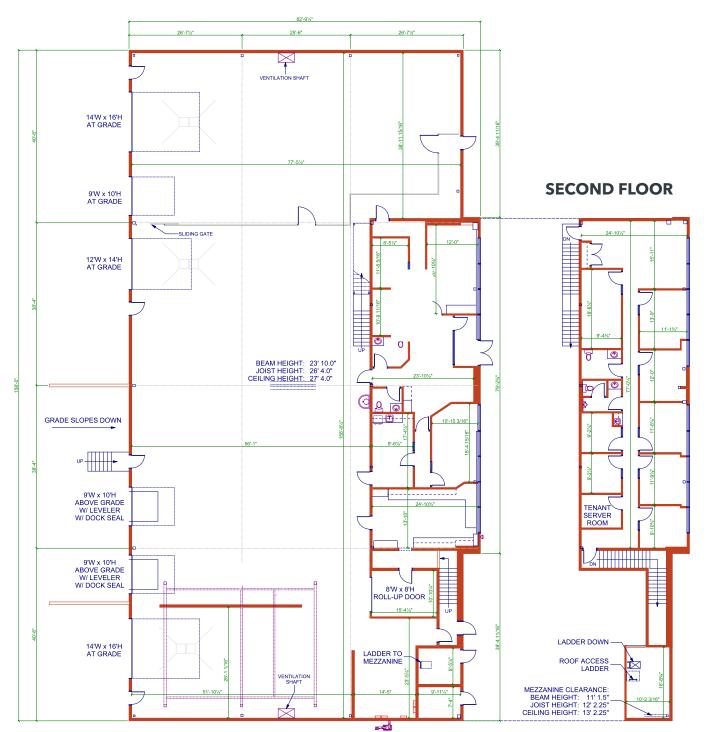






# **FLOOR PLAN**

MAIN FLOOR



### LOCATION



### **CONTACT US**



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