FOR SUBLEASE



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











Located in Eastlake

JON C. MOOK, SIOR

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117, 4950 - 106th Avenue SE | Calgary, AB T2C 5E9 | lee-associates.com/calgary

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



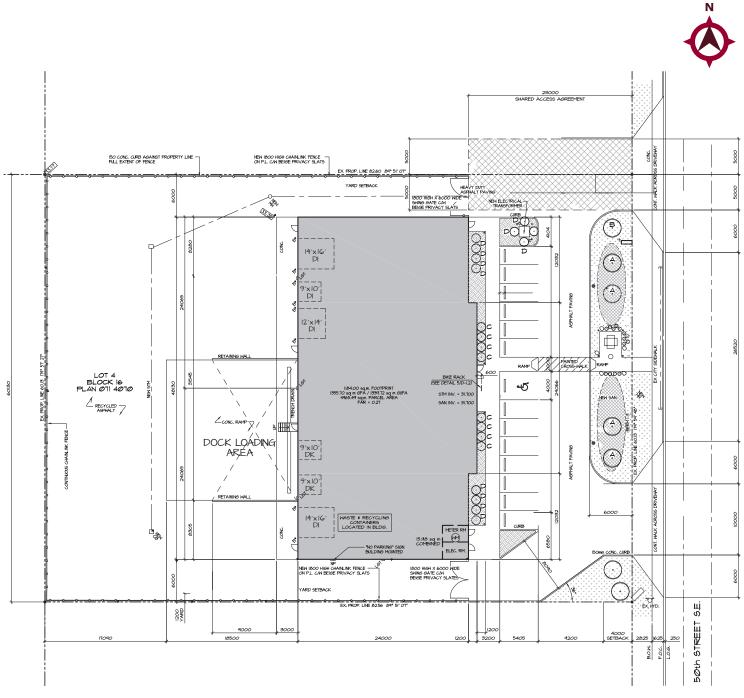




COMMENTS:

- » 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

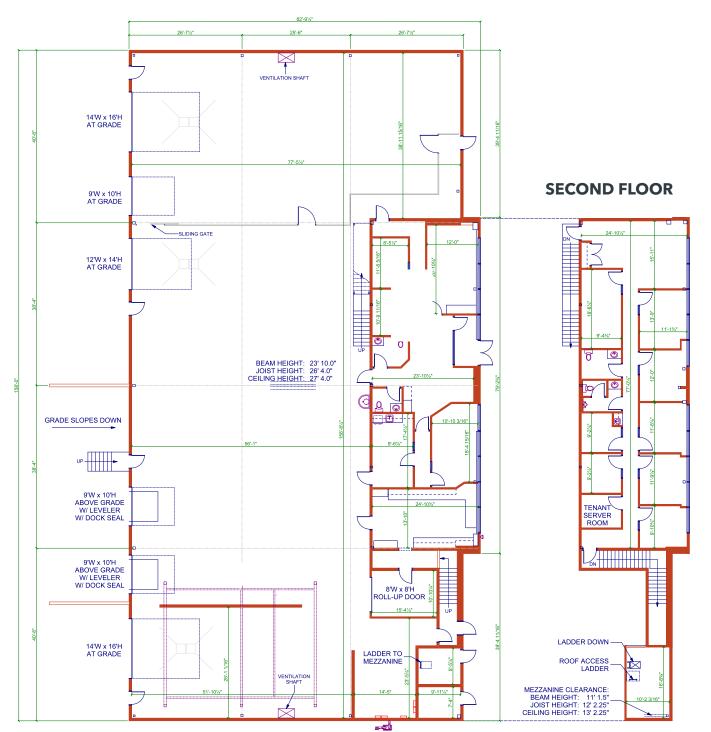






FLOOR PLAN

MAIN FLOOR



LOCATION



CONTACT US



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