

FOR SUBLEASE



2916-21st Street NE | Calgary, AB
37,865 sq. ft. Warehouse/Distribution Facility



5 Dock Doors
1 Drive-in Loading



Secured
Interior Demising



Sought-After
NE Location

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PROPERTY DETAILS

AVAILABLE AREA:

Second Floor Office: 2,297 sq. ft.
Warehouse: 29,168 sq. ft.
Loading Area: 6,400 sq. ft.
Total: 37,865 sq. ft.

SITE SIZE:

3.06 acres

SUBLEASE NET RATE:

\$8.00 per sq. ft. per annum

OPERATING COSTS:

\$3.75 per sq. ft. per annum (for 2025)
(Utilities Included)

SUBLEASE TERM:

Negotiable

DISTRICT:

South Airways

AVAILABILITY:

July 1st, 2025

ZONING:

I-G (Industrial General)

LIGHTING:

LED

CEILING HEIGHT:

21' - 24' clear
9' under loading area

LOADING:

5 - 8' x 8' dock doors with levellers
1 - 8' x 8' drive-in door

ELECTRICAL:

800 amps, 600 volts, 3 phase service (TBV)

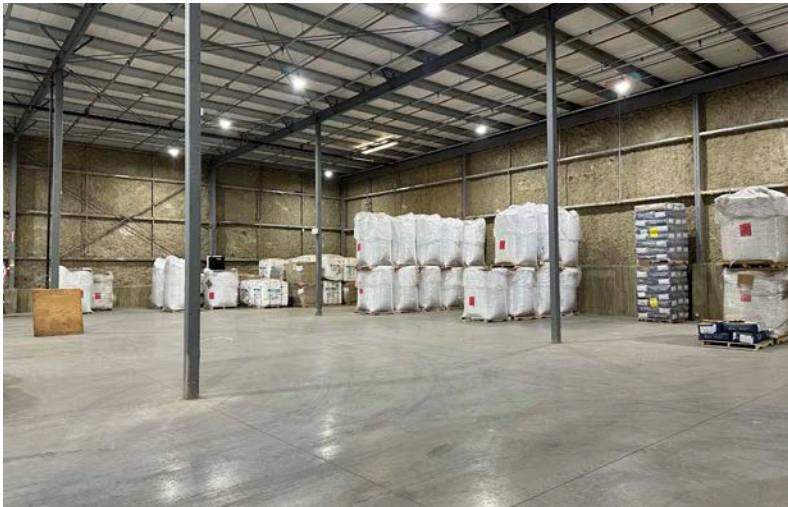
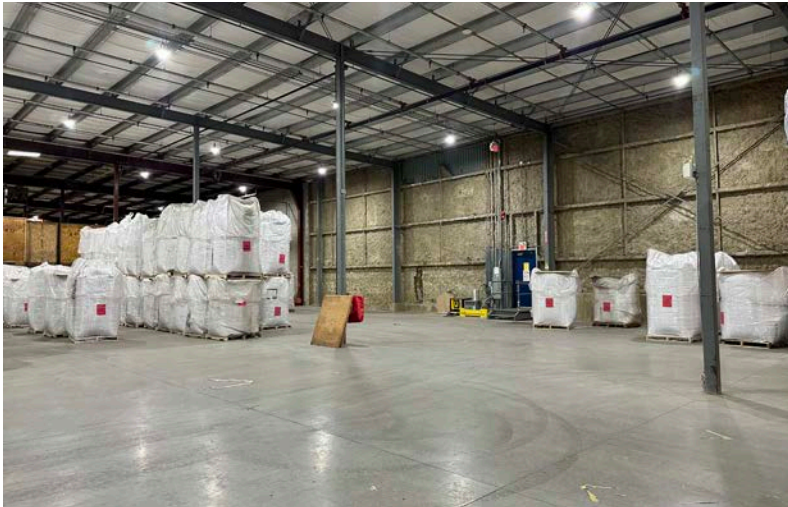


**ALL RACKING & MEZZANINE REMOVED
FOR MAXIMUM STORAGE CAPABILITIES**

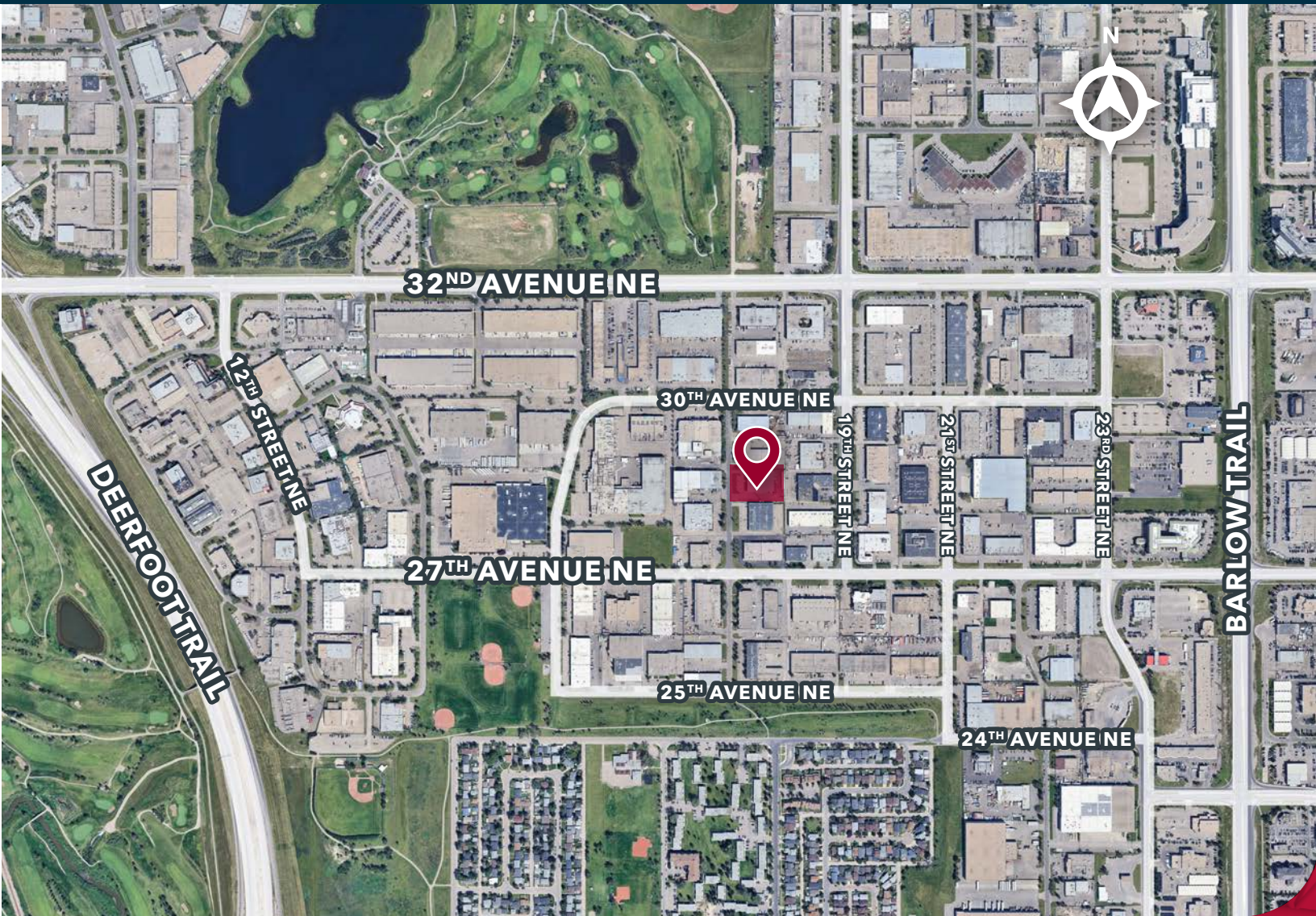
COMMENTS:

- » High dock ratio warehouse space ideal for distribution and shipping efficiency
- » Chalkline warehouse setup with interior 8' fencing for security
- » ESFR Sprinklers - Full fire suppression system in place
- » Second-floor office area can be leased with or without warehouse
- » Prime central NE location with easy access to major roads and nearby amenities
- » Built-in drainage in the loading area

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LOCATION



CONTACT US



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