

# FOR SUBLEASE



**8476-27<sup>th</sup> Street SE, Calgary, AB**

6,000 sq. ft. with 3,000 sq. ft. of dedicated yard



**Drive-in  
Loading**



**Direct Exposure to  
Glenmore Trail & Shepard Road**



**Fenced &  
Secured Yard**

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# PROPERTY DETAILS

**ZONING:**

I-G (Industrial General)

**AVAILABLE AREA:**

+/- 6,000 sq. ft.

**YARD AREA:**

+/- 3,000 sq. ft. dedicated yard

**NET SUBLEASE RATE:**

\$12.00 per sq. ft. per annum

**SUBLEASE EXPIRY:**

March 31<sup>st</sup>, 2028

**OPERATING COSTS:**

\$4.61 per sq. ft. per annum (estimated for 2025)

**AVAILABLE:**

Immediately

**CEILING HEIGHT:**

18' clear

**LOADING:**

1 - 12' x 16' drive-in door

**POWER:**

225 amps, 120/208 volt, 3 phase service (TBV)

**LIGHTING:**

LED

**HEATING:**

Overhead gas fired unit with heaters

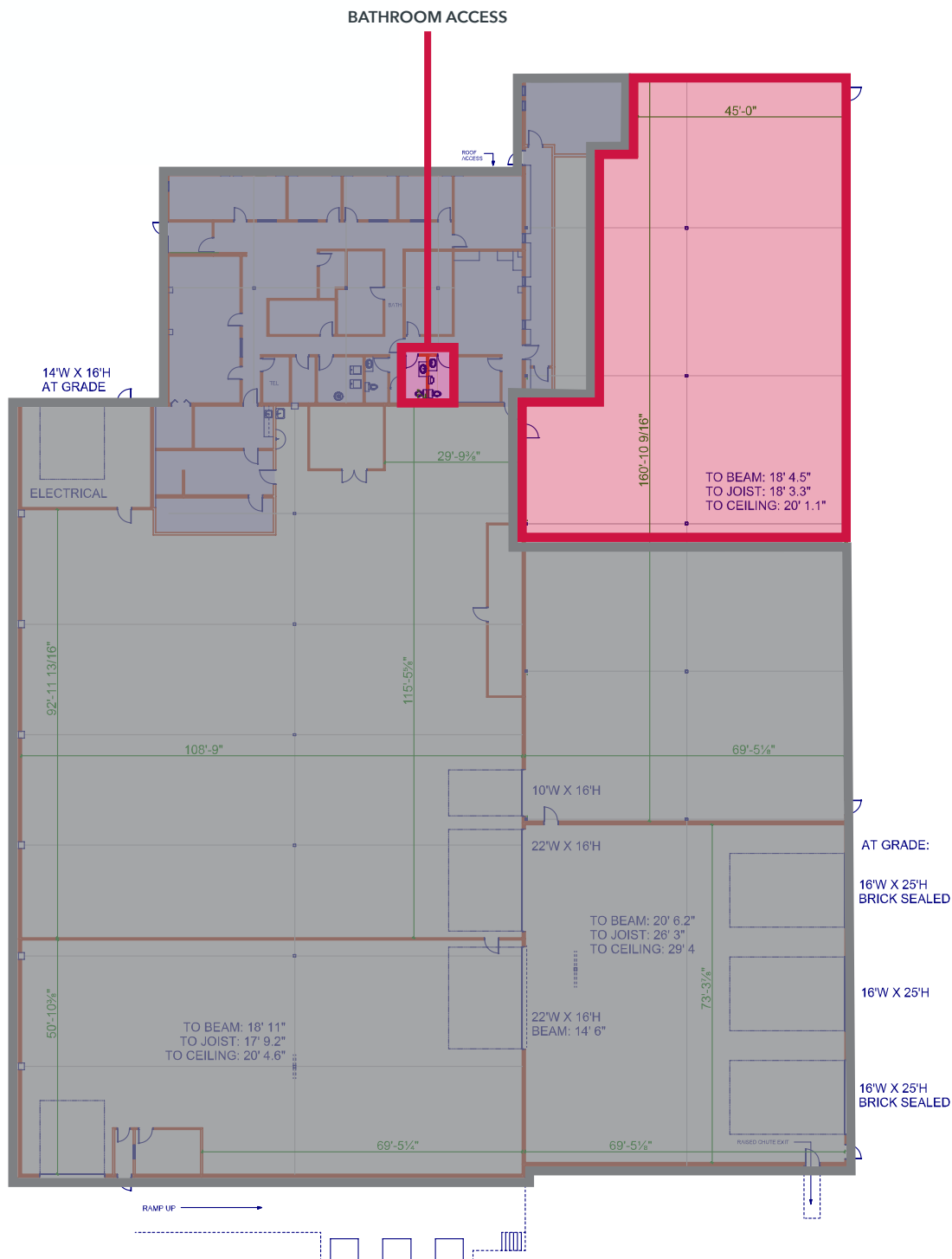
**COMMENTS:**

- » Ideal for storage uses
- » Make-up air unit
- » Common washrooms
- » Optional office included
- » Sprinklered
- » Paved & fenced yard
- » Exposure to Glenmore Trail & Shepard Road
- » Quick access to Glenmore Trail

# FLOOR PLAN

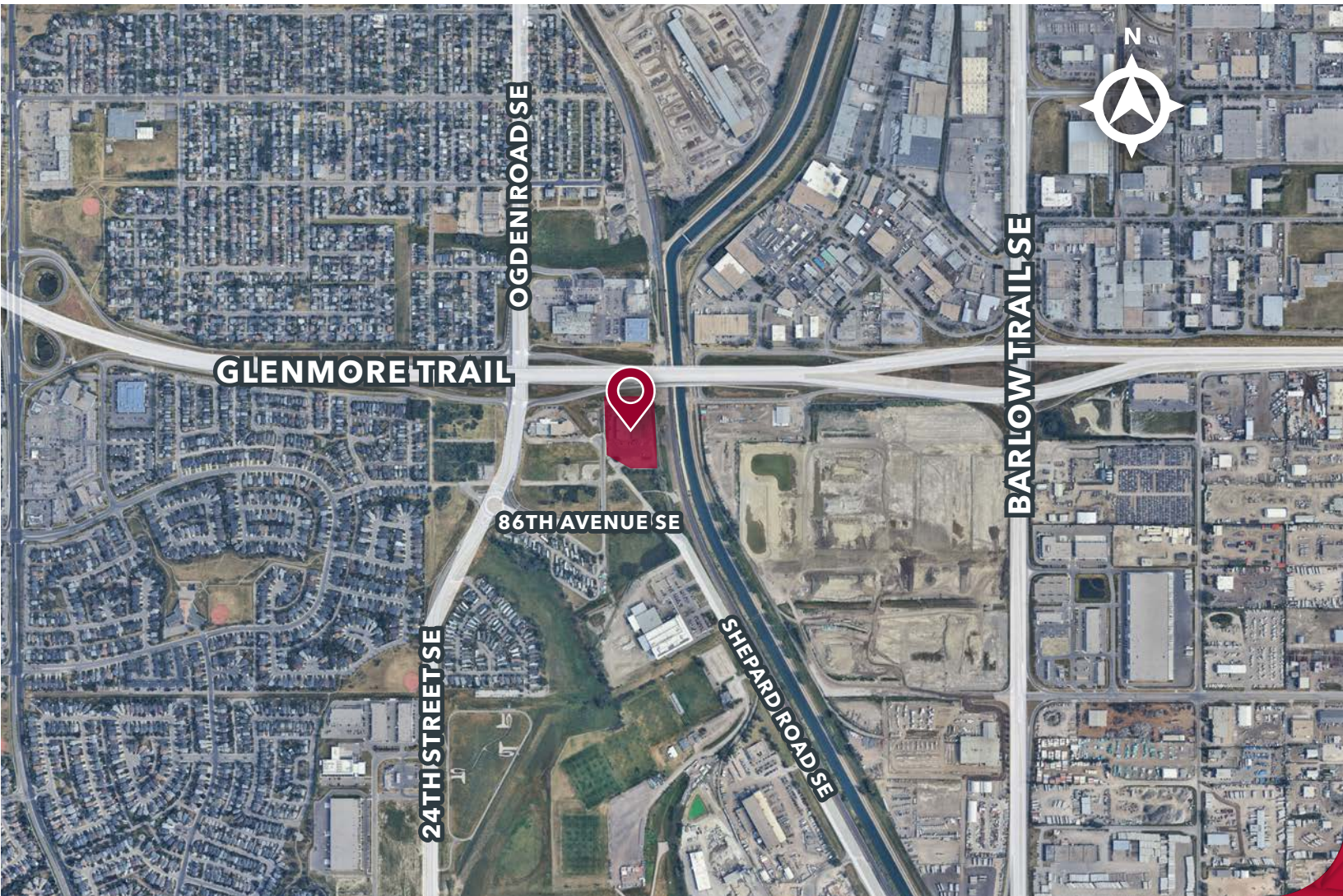


RENTABLE AREA





# LOCATION



## CONTACT US



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