

FOR SUBLEASE



7880 - 66th Street SE, Unit 106, Calgary, AB
6,853 square feet



**Dock &
Drive-in Loading**



**10,000 CFM
MUA Unit**



**Quality
Office Buildout**

JORDAN LEBLANC, B.COMM

VICE PRESIDENT, PRINCIPAL

C: 403-660-5141

jleblanc@lee-associates.com

EMILY GOODMAN, B.COMM

VICE PRESIDENT, PRINCIPAL

C: 403-862-4348

egoodman@lee-associates.com

PROPERTY DETAILS

ZONING:

I-G (Industrial General)

AVAILABLE AREA:

Office: +/- 685 sq. ft.

Warehouse: +/- 6,168 sq. ft.

Total: 6,853 sq. ft.

NET SUBLEASE RATE:

Market

AVAILABLE:

May 1st, 2026

SUBLEASE TERM:

October 31st, 2028

OPERATING COSTS:

\$7.54 per sq. ft. per annum (estimated for 2026)

HEATING/HVAC:

Gas fired overhead unit heaters

CEILING HEIGHT:

28' clear

LOADING:

1 - 12' x 14' automatic drive-in door

1 - 9' x 10' dock door with 40,000lb leveler

POWER:

200 amps, 600 volts, 3 phase service with 95KVA transformer,
120/208 volts subpanel

LIGHTING:

LED highbay with motion sensors

PARKING:

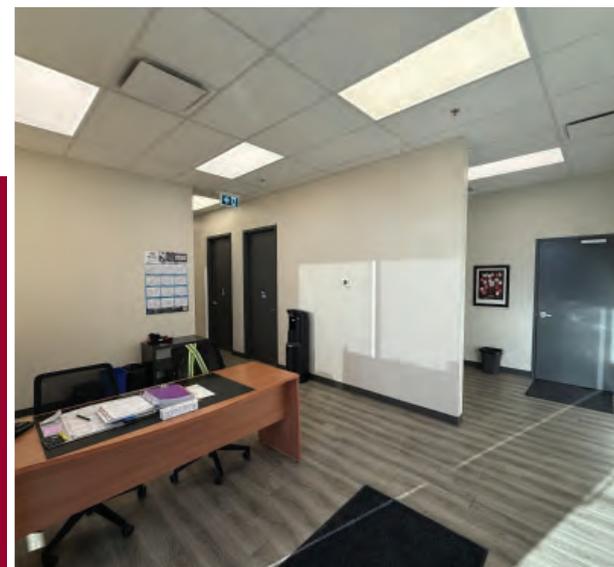
Seven (7) unreserved stalls

MUA:

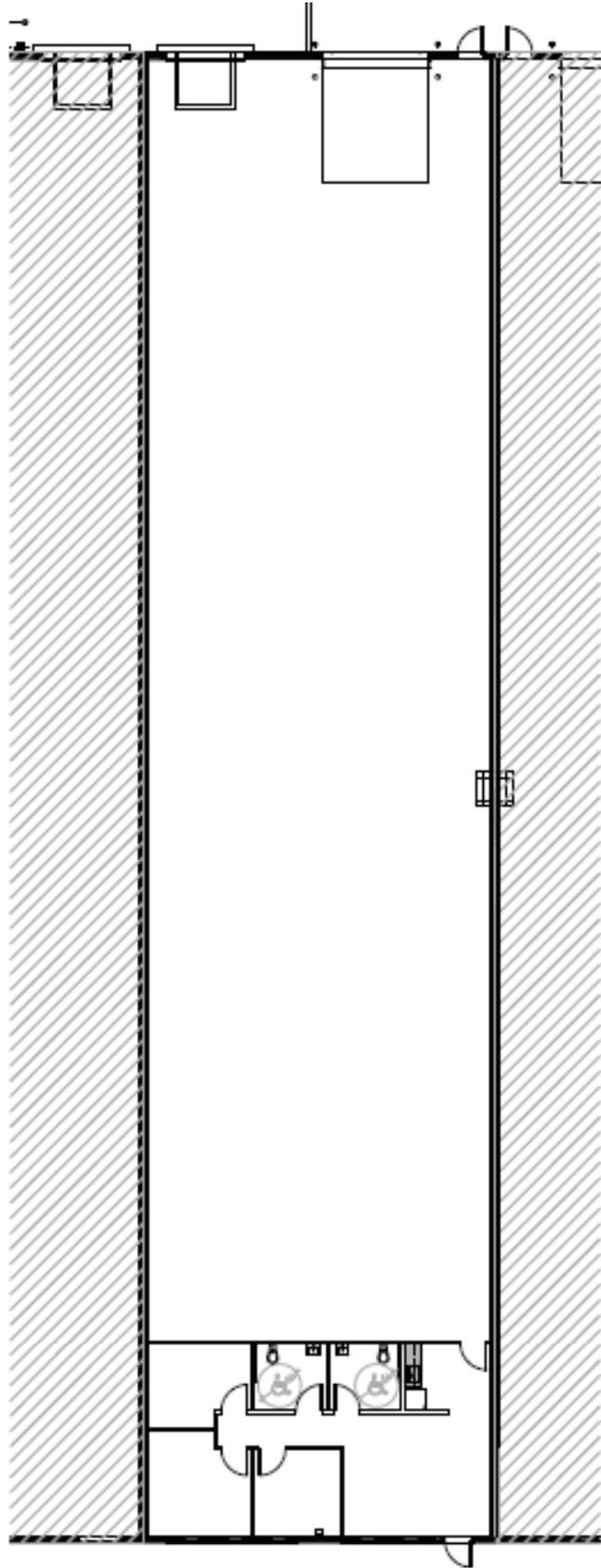
10,000 CFM System (TBV)

COMMENTS:

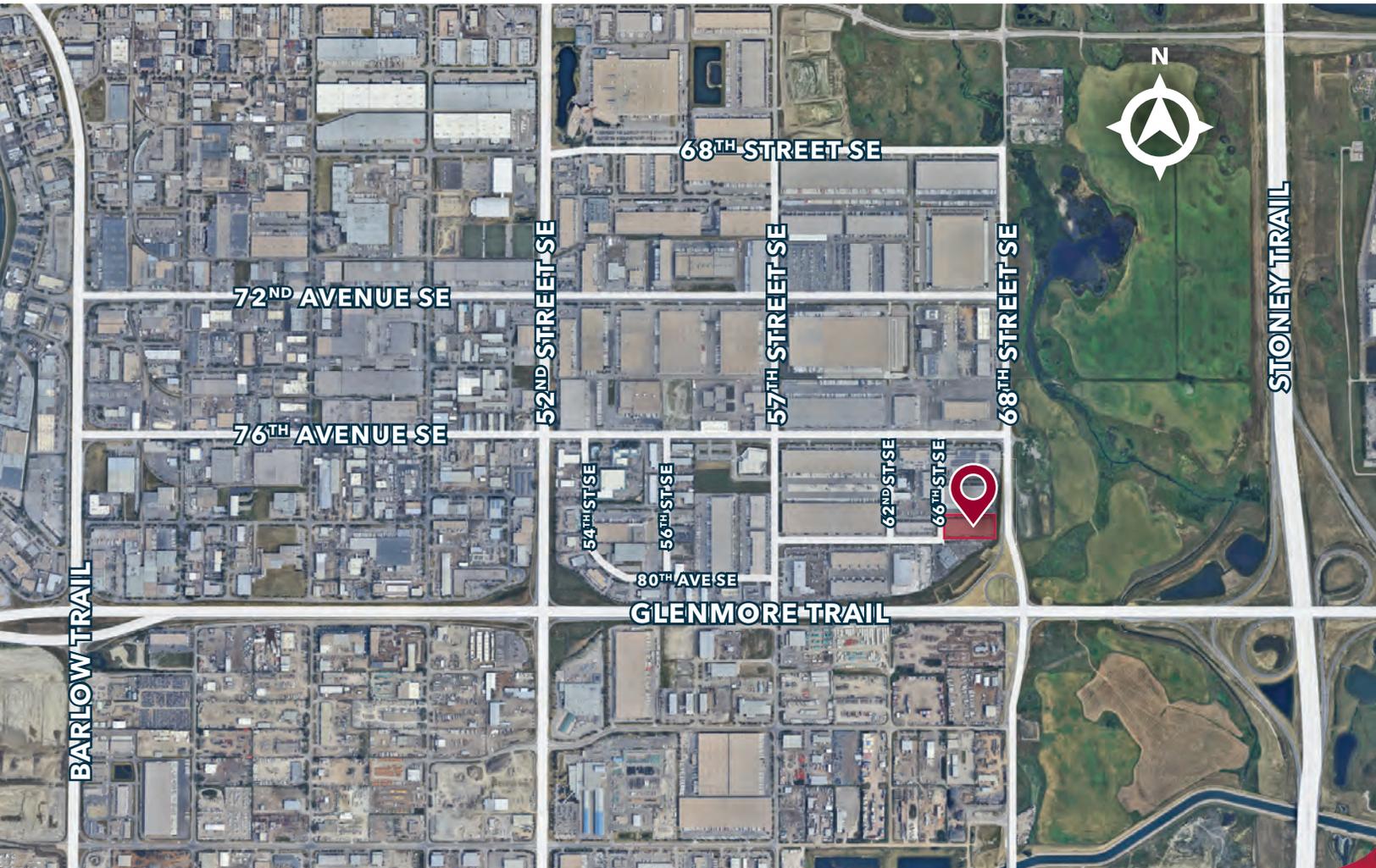
- » Sublease opportunity in recent industrial development (Built 2021)
- » ESFR sprinkler system
- » Quality office build-out
- » Dual-compartment sump
- » 180' truck court with 55' deep concrete pad
- » Quick access to Glenmore Trail and Stoney Trail



FLOOR PLAN



LOCATION



CONTACT US



JORDAN LEBLANC, B.COMM
VICE PRESIDENT
C: 403-660-5141
jleblanc@lee-associates.com



EMILY GOODMAN, B.COMM
VICE PRESIDENT, PRINCIPAL
C: 403-862-4348
egoodman@lee-associates.com

This brochure is for INFORMATION PURPOSES ONLY. There are no representations or warranties provided with respect to the information contained herein. Any prospective purchaser should take whatever steps they deem necessary or advisable to verify the accuracy or completeness of any information contained herein before relying on any such information. Prospective purchasers are cautioned to conduct their own due diligence.

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

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES