

FOR SUBLEASE



7856 - 10th Street NE, Calgary, AB
5,477 sq. ft. High Quality Corner Unit



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

PROPERTY DETAILS

AVAILABLE AREA:

Office: +/-1,669 sq. ft.
Warehouse: +/-3,808 sq. ft.
Total: +/-5,477 sq. ft.

NET SUBLEASE LEASE RATE:

Contact Agents

SUBLEASE TERM:

December 30th, 2030

OPERATING COSTS:

\$6.85 per sq. ft. per annum
(estimated for 2026)

AVAILABLE:

30 days notice

LOADING:

1 - 12' x 14' drive-in door

LIGHTING:

T5 High Output

HEATING:

Radiant & Gas Fired overhead units in
warehouse

ZONING:

I-G (Industrial General)

CEILING HEIGHT:

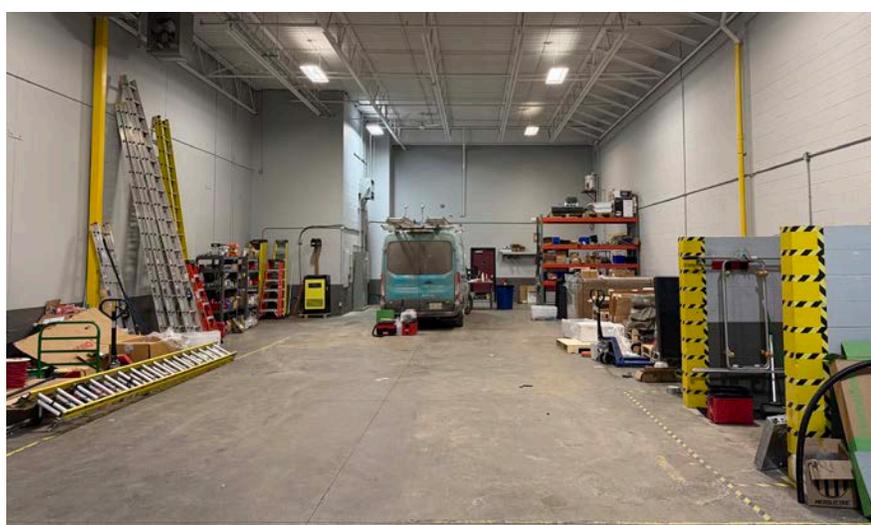
20' clear

ELECTRICAL:

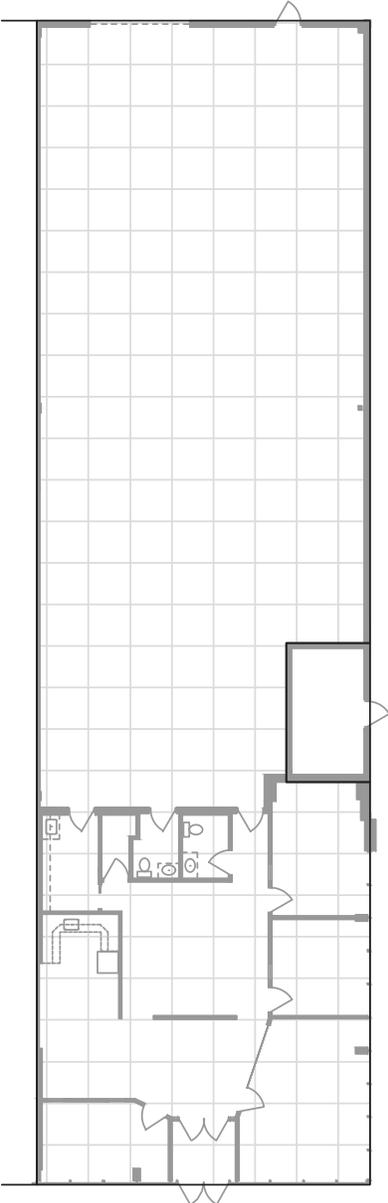
100A at 347/600V feeding one 125A at
120/208V service

BUILDING ATTRIBUTES:

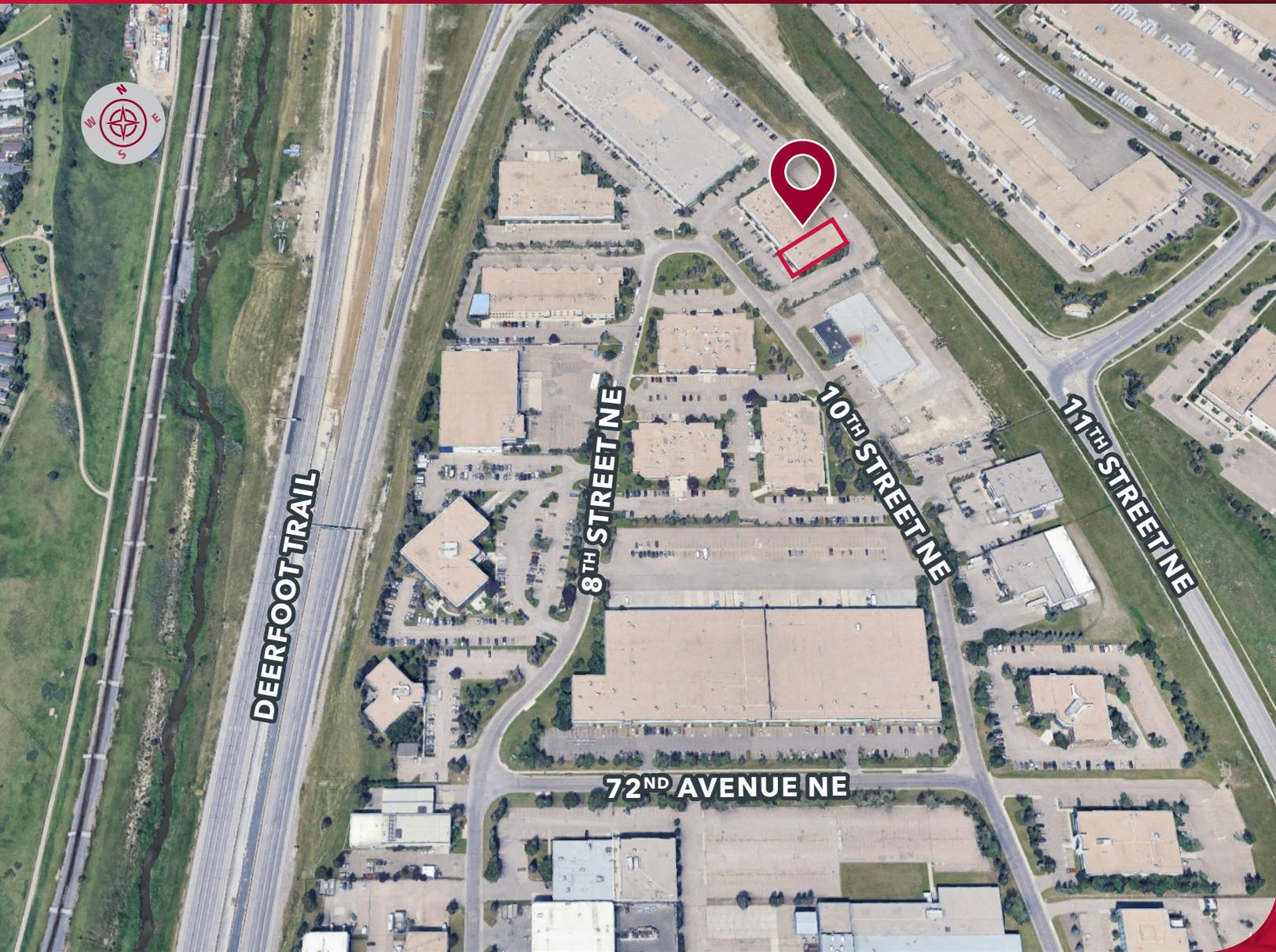
- » Fully Sprinklered
- » Built in 2000
- » Two parking stalls assigned in front of
Premises, remaining parking is non-exclusive
- » Concrete block demising walls
- » Floor drain and sump in warehouse
- » Modern Office Improvements
- » Close proximity to amenities located at
Deerfoot City mall



FLOOR PLAN



LOCATION



CONTACT US



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