

# FOR SUBLEASE



COMMERCIAL REAL ESTATE SERVICES

## 8241 - 30<sup>th</sup> Street SE, Unit 4, Calgary, AB

10,240 sq. ft. with Dock and Drive-Loading



 Dock & Drive-in  
Loading

 Below Market  
Rental Rate

 Excellent Exposure  
onto Glenmore Trail

**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

5040 - 12A Street SE | Calgary, AB T2G 5K9 | [lee-associates.com/calgary](http://lee-associates.com/calgary)

# PROPERTY DETAILS

## AVAILABLE AREA:

|            |                    |
|------------|--------------------|
| Office:    | +/- 2,176 sq. ft.  |
| Warehouse: | +/- 8,064 sq. ft.  |
| Total:     | +/- 10,240 sq. ft. |

## NET SUBLEASE RATE:

\$10.25 per sq. ft. per annum  
(with escalations)

## SUBLEASE TERM:

June 30<sup>th</sup>, 2028

## OPERATING COSTS:

\$5.08 per sq. ft. per annum (estimated for 2026)

## AVAILABLE:

90 - 120 days notice

## ZONING:

I-G (Industrial General)

## DISTRICT:

Foothills Industrial

## CEILING HEIGHT:

20' clear

## POWER:

150 amps, 277/480 volts, 3 phase service (TBV)

## LOADING:

1 - 9' x 10' dock door

1 - 10' x 12' ramped drive-in door

## LIGHTING:

T5 high-efficiency fluorescent lighting

## DEMISING WALLS:

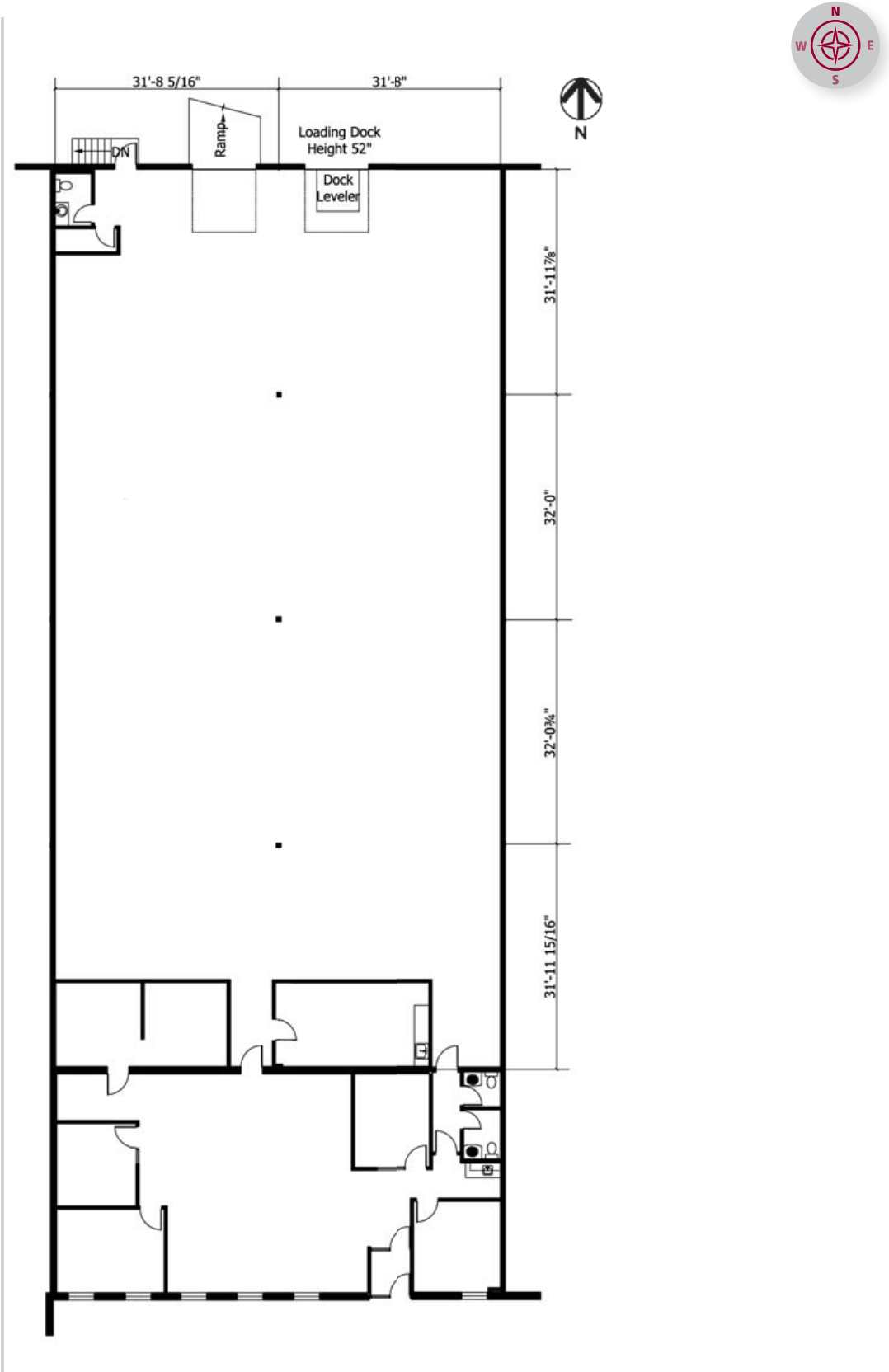
Full height concrete block walls

## COMMENTS:

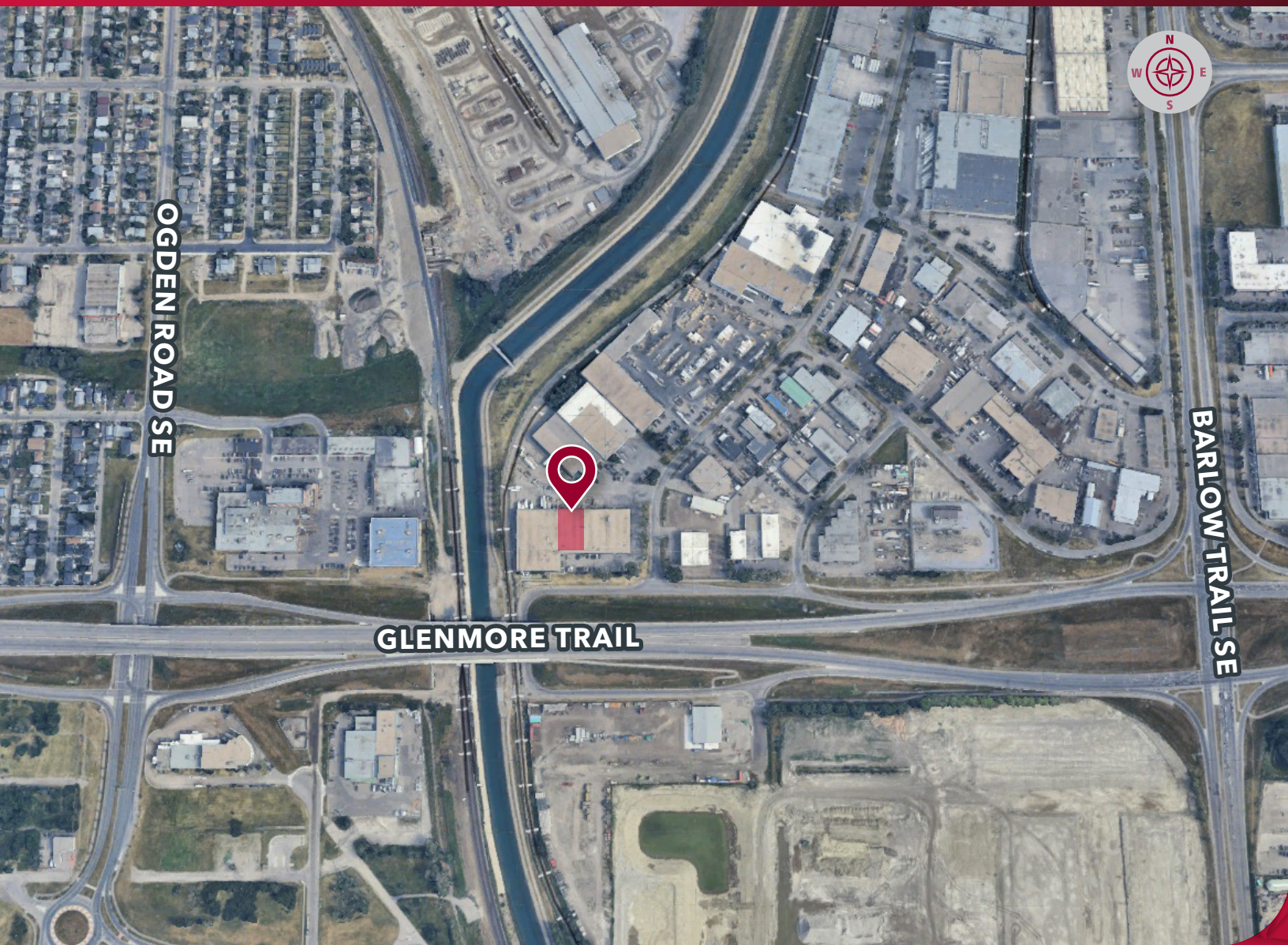
- » Small-bay industrial opportunity available at below-market rental rates
- » Includes both dock and drive-in loading capabilities
- » Direct exposure to Glenmore Trail SE
- » Fully sprinklered facility
- » Bright and well-kept showroom
- » Centrally located with easy access to major roadways
- » Professionally managed building



# FLOOR PLAN



# LOCATION



## CONTACT US



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