



10099 15 Street Calgary Alberta

\$12

Rare and immediate opportunity to sublease space in a modern industrial building close to Deerfoot Trail and the Calgary Airport. The bay measures 10,120 square feet, of which approximately 2,000 square feet is office area, about 2,000 square feet is open lab space, and around 6,120 square feet is warehouse. The Net Rent is considerably below the current market rate for newer properties in this size range. The unit also includes LED lighting on motion sensors, a forklift charging station, a high electrical supply, and dock levelers. Sublease term expires May 31, 2030. Operating Costs for 2024 were \$6.07 per square foot, with the 2025 rate to be announced soon. Automotive and recreational uses will NOT be permitted. (id:6769)

Listing Presented By:



Originally Listed by:
RE/MAX House of Real Estate



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