



## 10099 15 Street Calgary Alberta

\$12

Rare and immediate opportunity for a long-term sublease in a modern industrial building close to Deerfoot Trail and the Calgary Airport. The bay measures 10,120 square feet, of which 2,000 square feet is office and 8,120 square feet is warehouse area and a small lab space. The Net Rent is nearly 20% below the current market rate for newer properties in the NE, particularly given the highly desirable features of this unit which also include a lab space, LED lighting on sensors, a forklift charging station, a high electrical supply, and dock levelers. Sublease term expires May 31, 2030. Operating Costs for 2024 are \$6.07 per square foot. Automotive uses will not be permitted. (id:6769)

Listing Presented By:



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RE/MAX House of Real Estate

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca