



10099 15 Street Calgary Alberta

\$10

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 26,736 square feet, of which 1,680 square feet is office and 25,056 square feet is warehouse area. The Net Rent is far below the current market rate for newer properties in the NE, particularly given the highly desirable features of this unit which also include LED lighting, a charging station for four forklifts, an extremely high electrical supply, and hydraulic dock levelers. Sublease term expires May 31, 2030. Operating Costs for 2024 are \$6.07 per square foot. Automotive and recreational 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