

# FOR SUBLEASE



COMMERCIAL REAL ESTATE SERVICES

## 7307 - 40<sup>th</sup> Street SE, Calgary, AB

32,200 sq. ft. With Up to 0.80 Acres of Optional Yard



**Dock & Drive-in Loading**



**Tire Storage & automotive uses acceptable**



**Heavy Power Capabilities**

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# PROPERTY DETAILS

## DISTRICT:

Foothills

## AVAILABLE AREA:

32,200 sq. ft.

## NET SUBLEASE RATE:

\$10.00 per sq. ft. per annum

## AVAILABLE:

June 1<sup>st</sup>, 2026

## SUBLEASE TERM:

March 30<sup>th</sup>, 2030

## OPERATING COSTS:

\$5.62 per sq. ft. per annum (estimated for 2026)

## HEATING/HVAC:

Gas fired overhead unit heaters and radiant heaters

## CEILING HEIGHT:

15', 19'4", and 25'

## LOADING:

3 - 10' x 10' dock doors (manual)

6 - 8' x 10' dock doors (manual with levelers)

1 - 20' x 12' platform loading door

1 - 20' x 16' drive-in door (automatic)

## POWER:

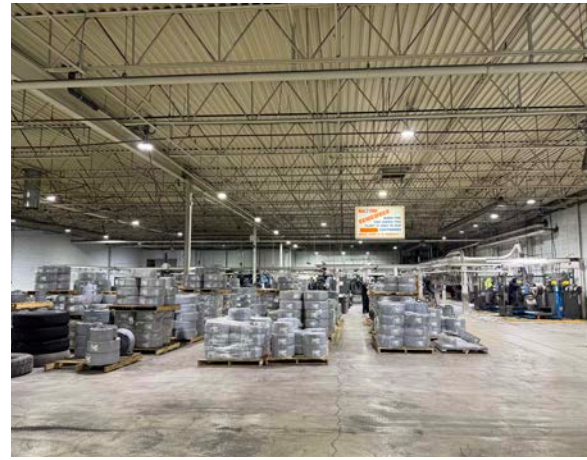
800 amp, 347/600 volts, 3 phase (TBV)

## LIGHTING:

LED

## OPTIONAL YARD AREA:

35,000 sq. ft. (0.80 acres)

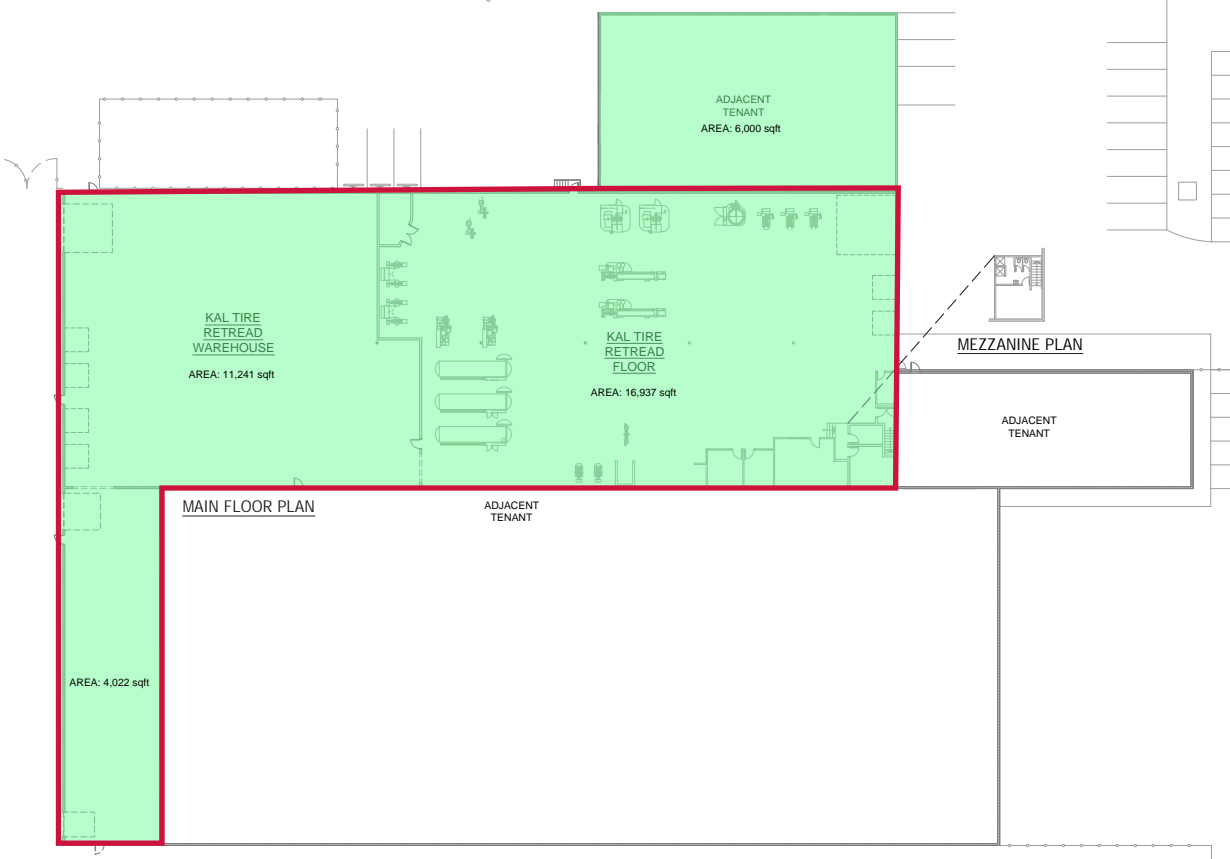


## COMMENTS:

- » Former retread and tire storage facility
- » Dock and drive-in loading
- » Potential yard area (subject to sublandlord approval)
- » Sprinklered warehouse
- » Make-up air unit (CFM TBV)
- » Built-out office with meeting rooms, changing rooms and washrooms
- » Deodorization negotiable

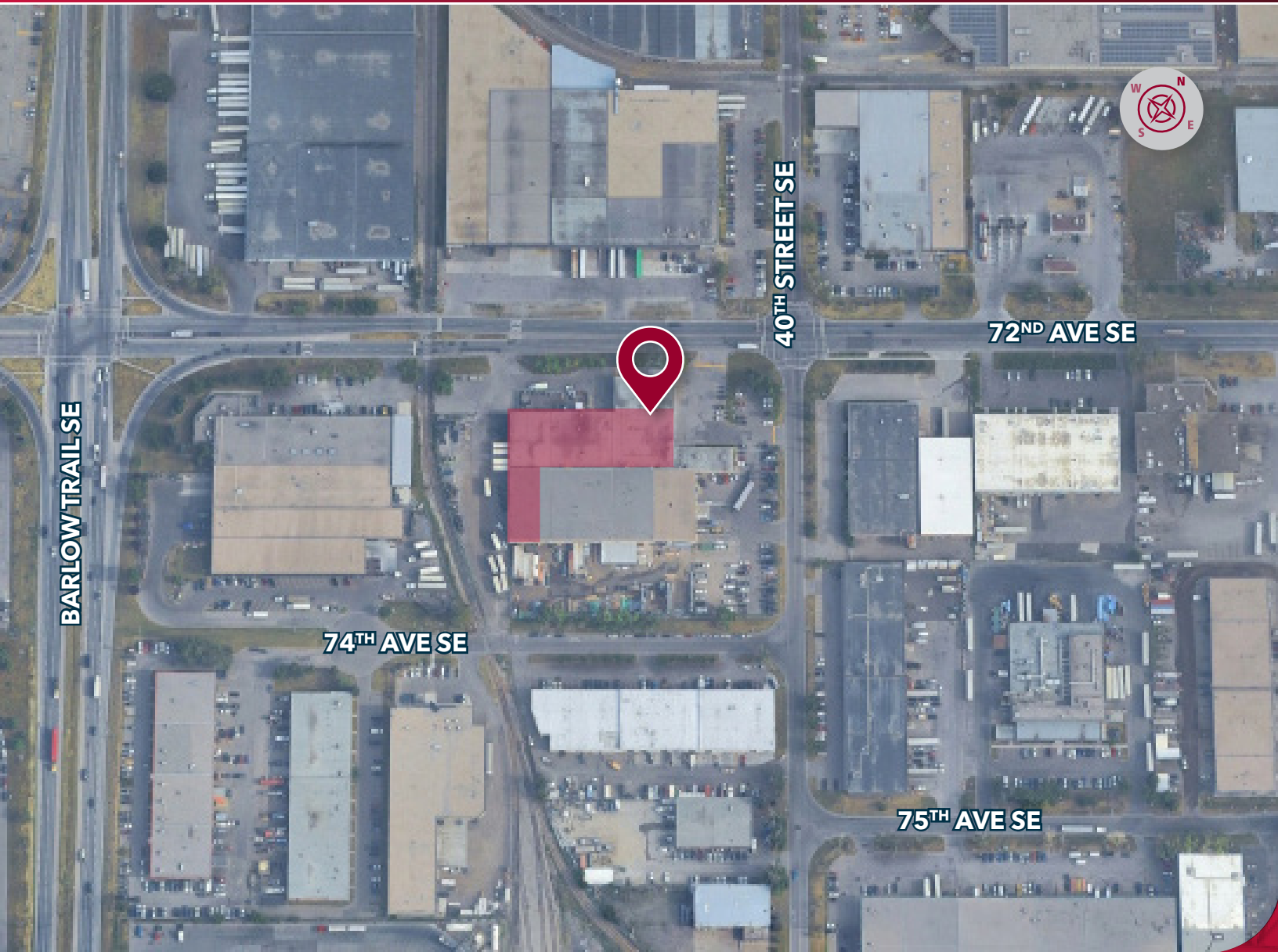


# MAIN FLOOR PLAN





# LOCATION



## CONTACT US



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