

10707 25 Street NE, Unit 106

Calgary, Alberta

Evan Renwick
Vice President
+1 403 750 0807
evan.renwick@cbre.com

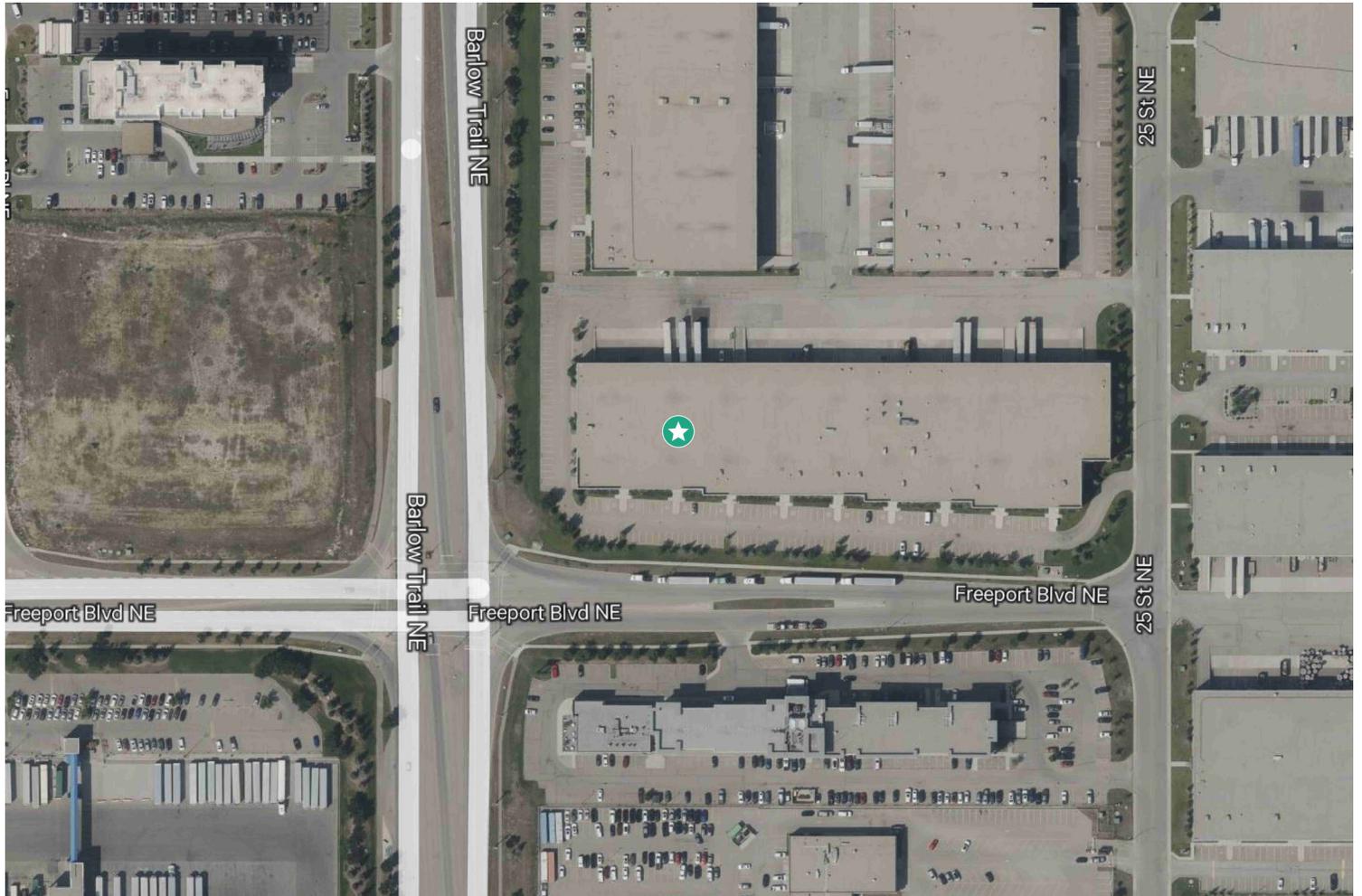
Cameron Woods
Vice President
+1 403 303 4562
cameron.woods@cbre.com

±12,033 SF Distribution Warehouse in Airport Business Park



10707 25 Street NE, Unit 106

Calgary, Alberta | T3N 0A4



Rentable Area	Office:	±1,033 SF
	Warehouse:	±11,000 SF
	Total Rentable Area:	±12,033 SF

Loading	2 x Dock w/ Leveler (9'x10')
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Ceiling Height	28'9" Clear
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Power	200 Amps (TBV)
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Operating Costs	\$4.47 PSF + Mgmt Fee
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Sublease Rate	\$10.00 PSF
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Sublease Term	Until August 31, 2026
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Availability	30 Days' Notice
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28'9"

Ceiling Height

2xDK

Loading

\$10.00

Sublease Rate (PSF)

Property Highlights

- + Prime distribution warehouse available for sublease
- + Conveniently located near the Calgary International Airport
- + First class facility featuring ESFR (Early Suppression Fast Response) sprinkler system, dock loading capabilities, full height concrete block demising walls, and a highly efficient office build-out
- + Immediate access to Deerfoot Trail, Highway #2, Barlow Trail, Country Hills Boulevard, Stoney Trail and the Calgary International Airport
- + Double row, random surface parking



Rentable Area Breakdown

±1,033

Office (SF)

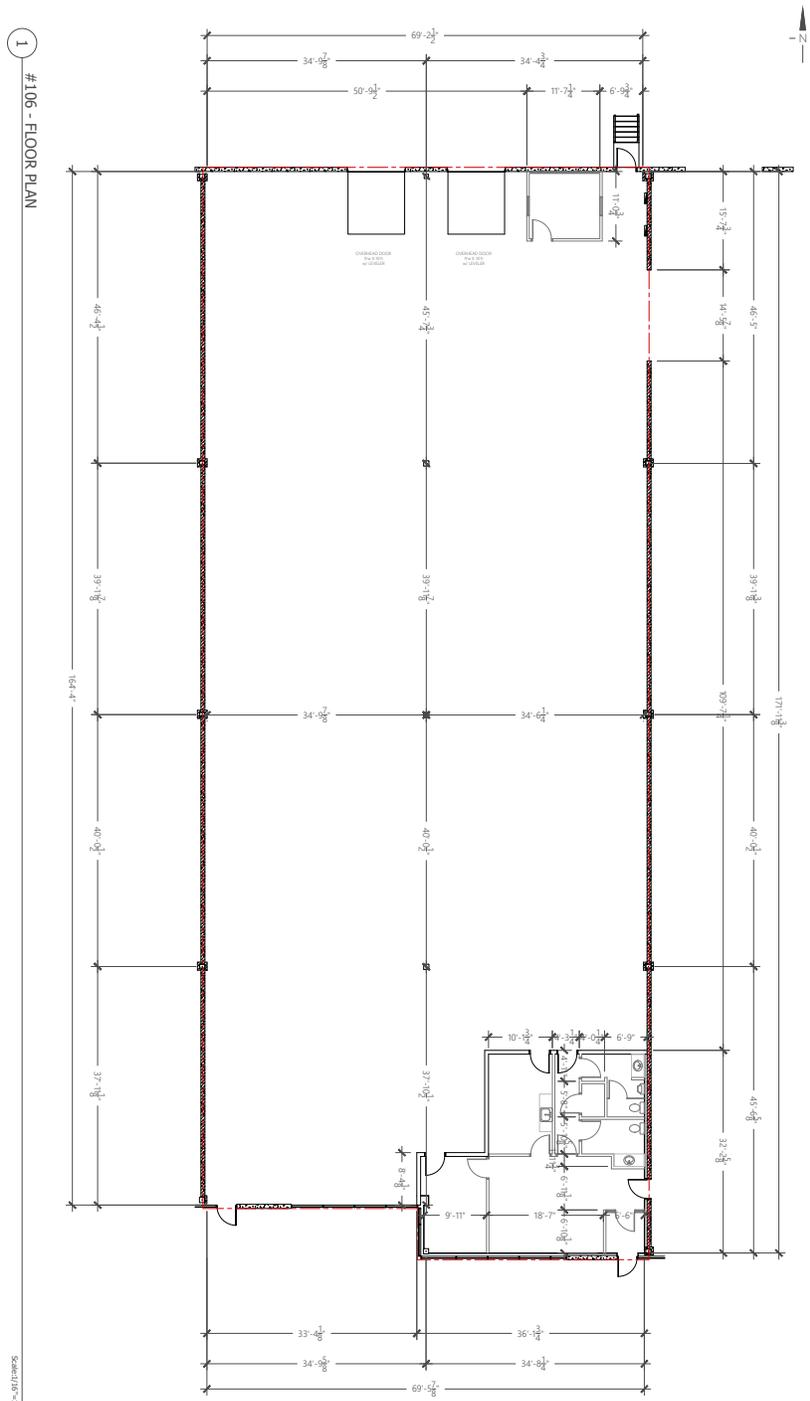
±11,000

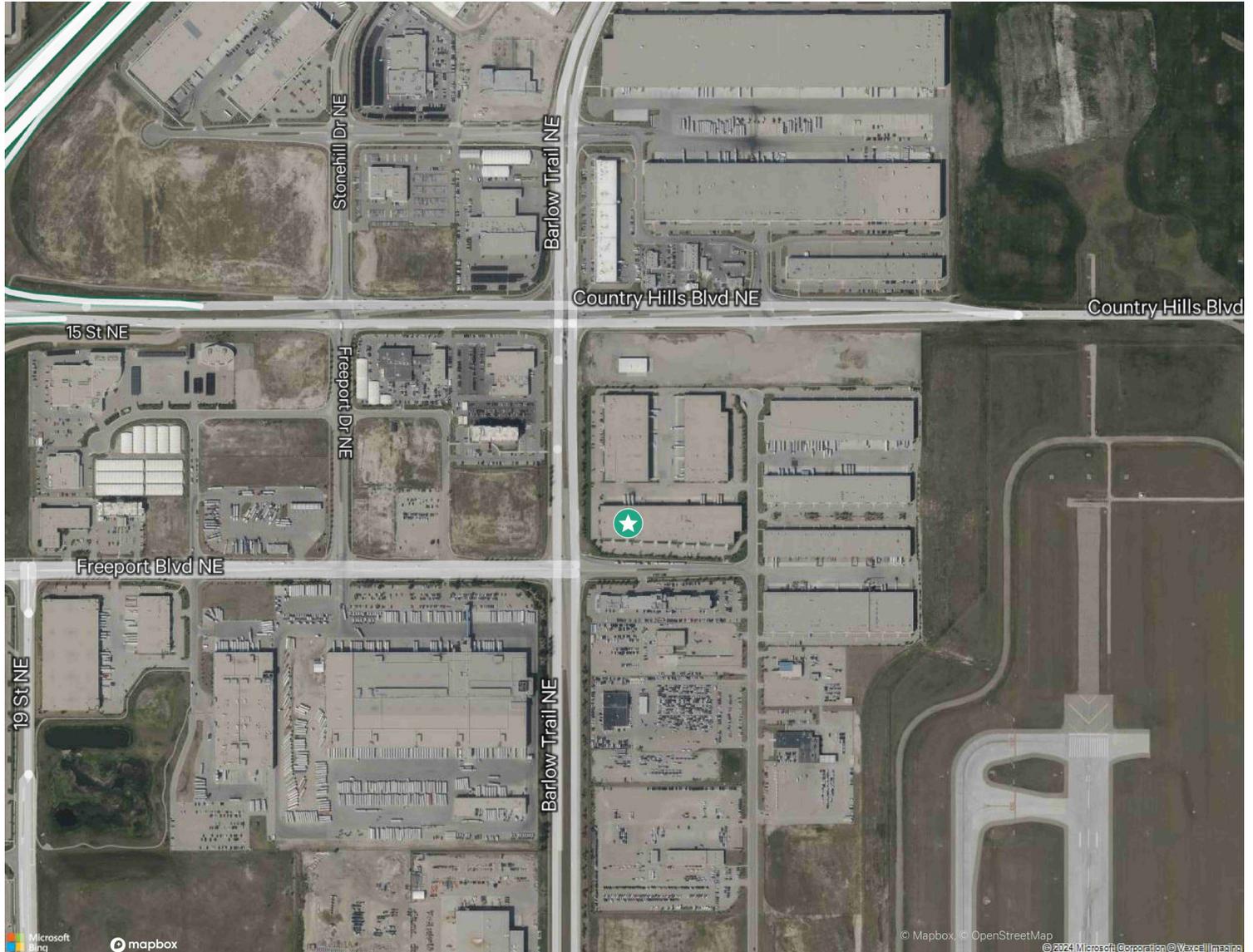
Warehouse (SF)

±12,033

Total Rentable Area (SF)

Floor Plan





Contact Us

Evan Renwick

Vice President
+1 403 750 0807
evan.renwick@cbre.com
***Lead Broker**

Cameron Woods

Vice President
+1 403 303 4562
cameron.woods@cbre.com
***Lead Broker**

Iain Ferguson

Vice Chairman
+1 403 750 0803
iain.ferguson@cbre.com

Luke Hamill

Senior Vice President
+1 403 294 5707
luke.hamill@cbre.com

Blake Ellis

Vice President
+1 403 750 0519
blake.ellis@cbre.com

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