

FOR SUBLEASE

UNIT 20, 10221 15 STREET NE

Calgary, AB



IAIN FERGUSON

Executive Vice President
+1 403 750 0803
ia.ferguson@cbre.com

LUKE HAMILL

Senior Sales Associate
+1 403 294 5707
luke.hamill@cbre.com

CAMERON WOODS

Sales Representative
+1 403 303 4562
cameron.woods@cbre.com

BLAKE ELLIS

Sales Representative
+1 403 750 0519
blake.ellis@cbre.com

EVAN RENWICK

Sales Representative
+1 403 750 0807
evan.renwick@cbre.com

CBRE

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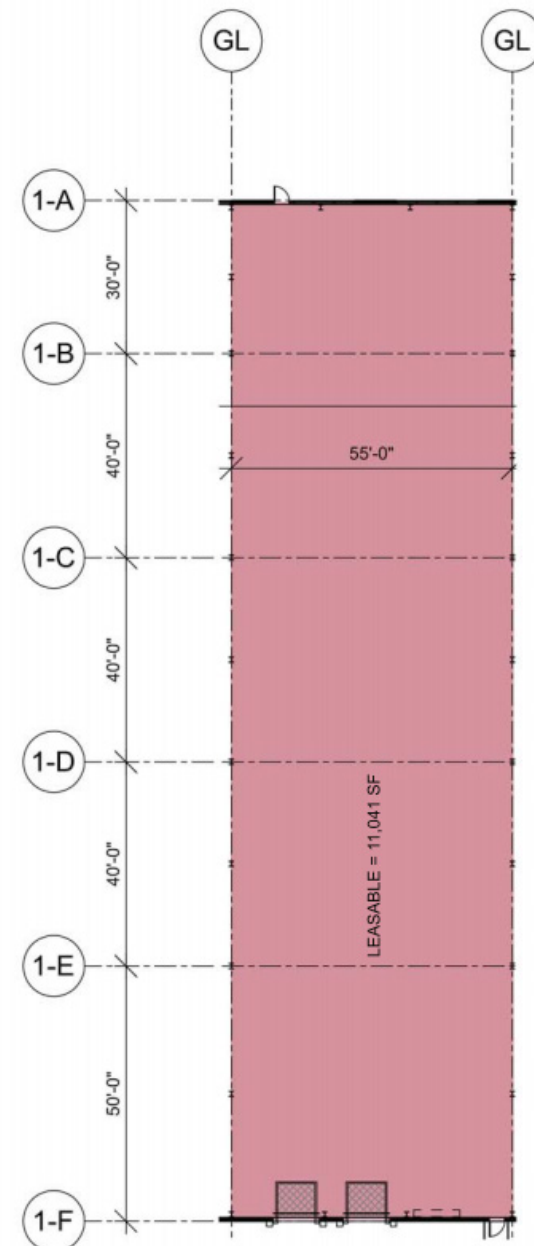
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PROPERTY DESCRIPTION:

RENTABLE AREA:	11,042 sq. ft.
LOADING:	2 x Dock (9'x10')
POWER:	250 amp
CEILING HEIGHT:	28' Clear
SUBLEASE RATE:	\$10.00 until July 31, 2022 \$11.00 from August 1, 2022 until July 31, 2027
OPERATING COSTS:	\$3.34 per sq. ft. (TBV)
TERM:	Until June 30, 2027
TIA:	\$250,000 available with sublease
AVAILABILITY:	Immediately

PROPERTY HIGHLIGHTS:

- + Warehouse unit in Airport Crossing available for sublease
- + Brand new state-of-the-art construction
- + T-5 lighting and ESFR sprinklers
- + Approved for food production facility
- + Building permits in place to commence construction - contact listing broker for details
- + Potential for headlease



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