



**3675  
63 Avenue NE**

Calgary, AB

**36,858 SF OF WAREHOUSE SPACE  
AVAILABLE FOR SUBLEASE**

# PROPERTY DETAILS



## YEAR BUILT

2012

## RENTABLE AREA

Warehouse: 36,858 SF

## YARD AREA

±12,000 SF

## LOADING

2 x Drive-in  
1 x Dock

## CEILING HEIGHT

28' Clear

## POWER

750 KVA 1200 AMP

## PARKING

52 Surface Stalls

## OPERATING COSTS (2023)

\$6.35 PSF + Utilities

## SUBLEASE ASKING RATE

Market Sublease Rates

## SUBLEASE TERM

Until November 30, 2027

## AVAILABILITY

Immediately

**3675**  
**63 Avenue NE**



High Quality Industrial Space



Fully Sprinklered Building



Ample Power Available



Dedicated Yard / Trailer  
Parking Area



Building Signage Available  
with Exposure to Metis Trail



Direct Access to Westwinds  
LRT

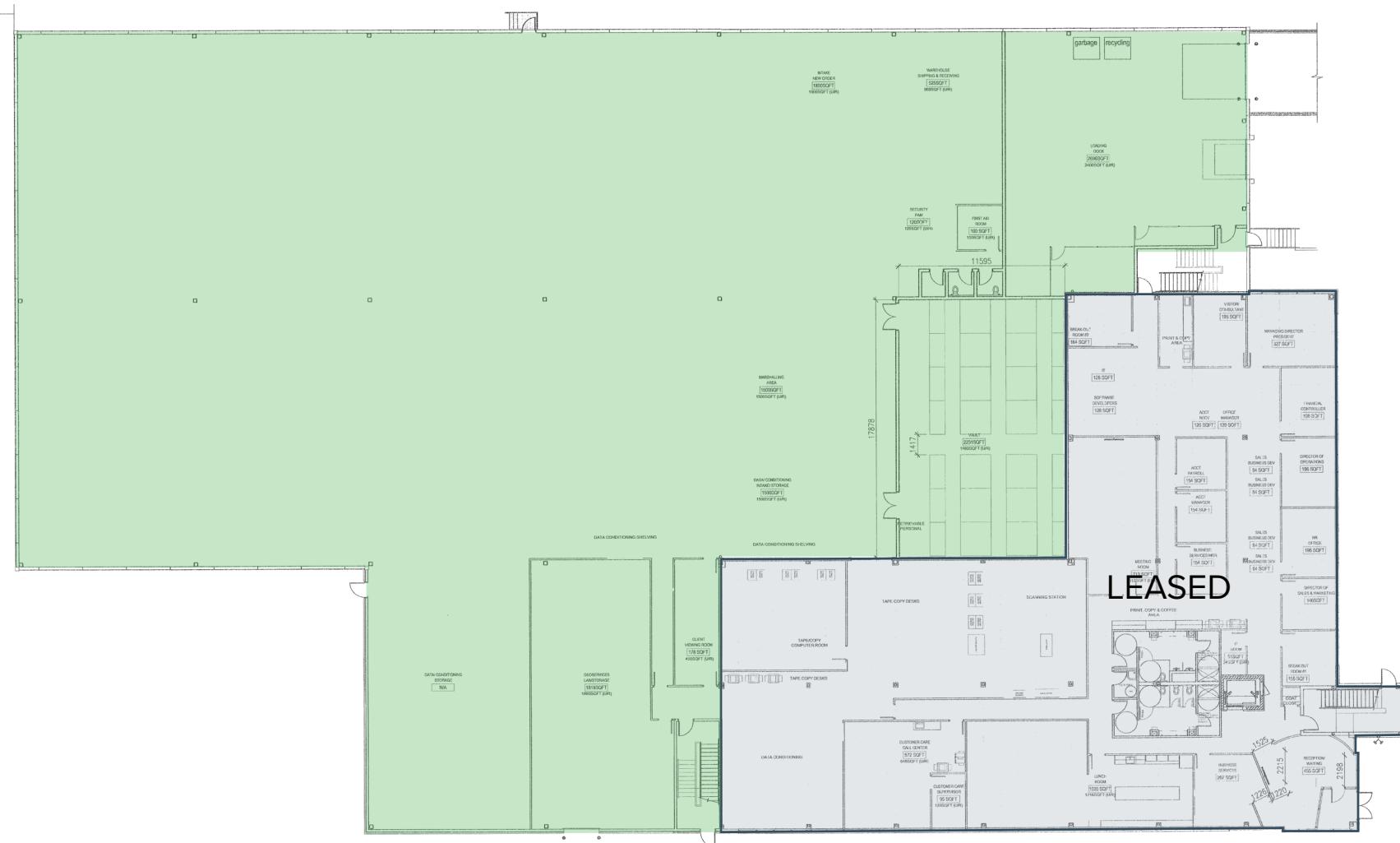


Easy Access to Calgary  
International Airport



# SPACE AVAILABLE: WAREHOUSE

36,858 SF



# NEARBY AMENITIES

STUART WATSON

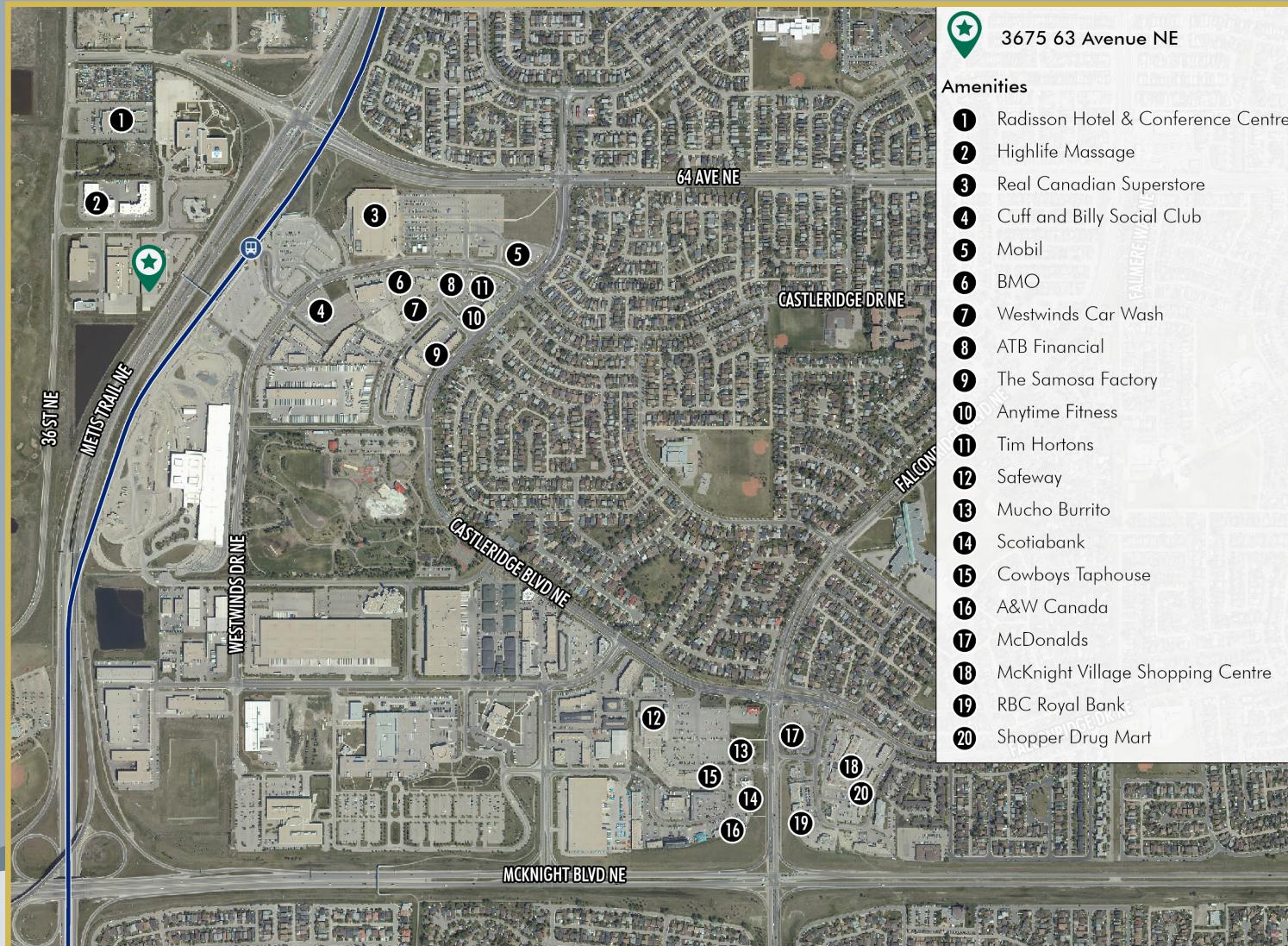
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