



CBRE

3675

63 Avenue NE

Calgary, AB

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



PROPERTY DETAILS

YEAR BUILT	2012
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RENTABLE AREA	Warehouse: 36,858 SF
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YARD AREA	±12,000 SF
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LOADING	2 x Drive-in 1 x Dock
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CEILING HEIGHT	28' Clear
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POWER	750 KVA 1200 AMP
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PARKING	52 Surface Stalls
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OPERATING COSTS (2023)	\$6.35 PSF + Utilities
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SUBLEASE ASKING RATE	Market Sublease Rates
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SUBLEASE TERM	Until November 30, 2027
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AVAILABILITY	Immediately
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High Quality Industrial Space



Fully Sprinklered Building



Ample Power Available



Dedicated Yard / Trailer
Parking Area



Building Signage Available
with Exposure to Metis Trail



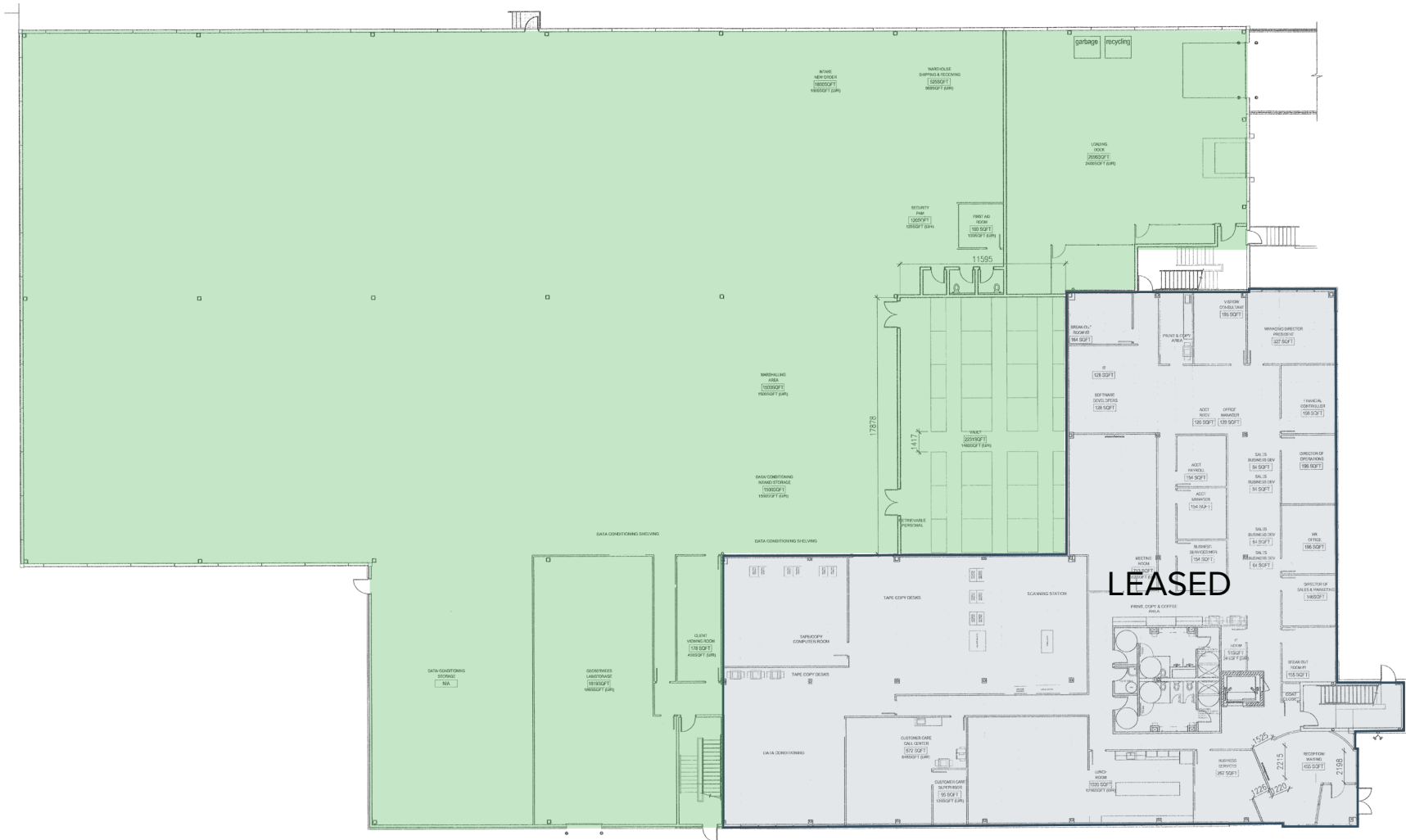
Direct Access to Westwinds
LRT



Easy Access to Calgary
International Airport



36,858 SF



NEARBY AMENITIES

STUART WATSON

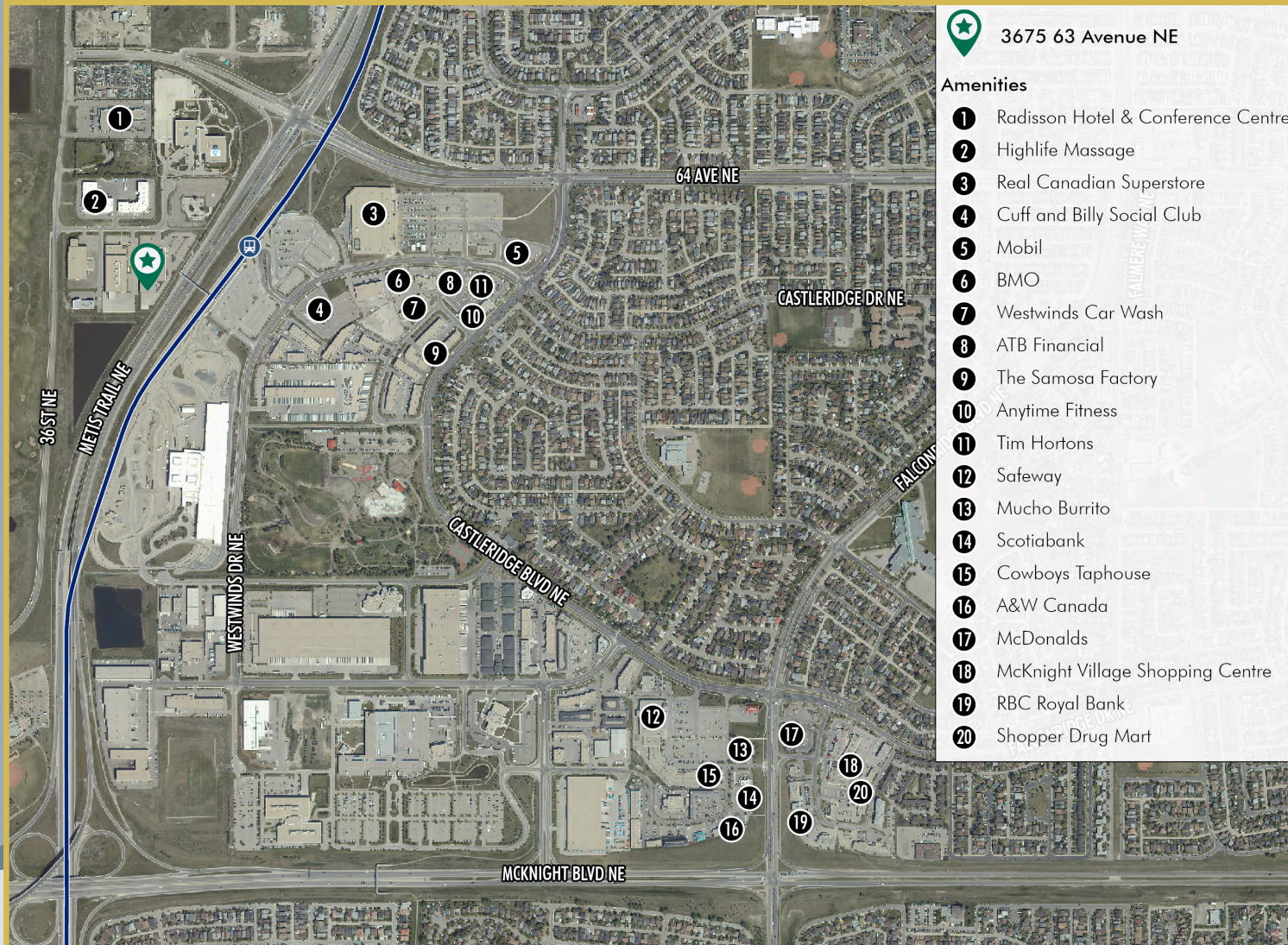
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