

FOR SUBLEASE

2355 52 AVE SE

UNIT 25 & 29 - 16, 202 SF

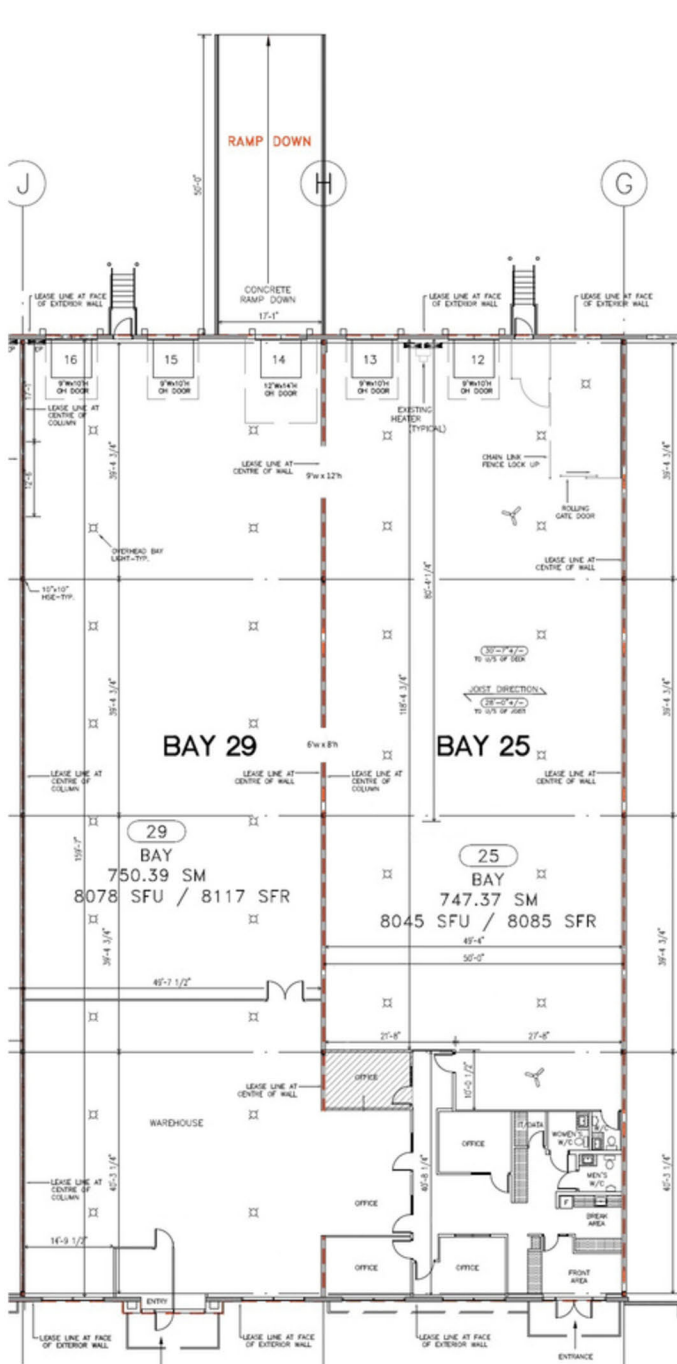


Darcy Whalen
Broker & Partner
(403) 544-8453
darcy.whalen@kpliglobal.com

KPLI
GLOBAL

Unit 25 & 29

TERM EXPIRY	May 30, 2027
NET RENT	Below Market
AVAILABILITY	Negotiable
OP COSTS	\$8.46
UNIT SIZE	16,202 SF
SHOWROOM	2,400 SF
OFFICE	1,720 SF
WAREHOUSE	12,082 SF
CEILING HEIGHT	28'
LIGHTING	LED
SPRINKLERS	ESFR
4 DOCK DOORS	9'x10'
1 RAMPED DRIVE-IN	12'x14'
POWER	TBV





Direct access to major arterials including Barlow Trail, Glenmore Trail, Peigan Trail, and Deerfoot Trail South, keeping your operations moving in every direction.

Minutes from downtown Calgary and just a short 15-minute drive to Calgary International Airport, putting you at the centre of the city's commercial corridor.

Well-connected to various access points.

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