

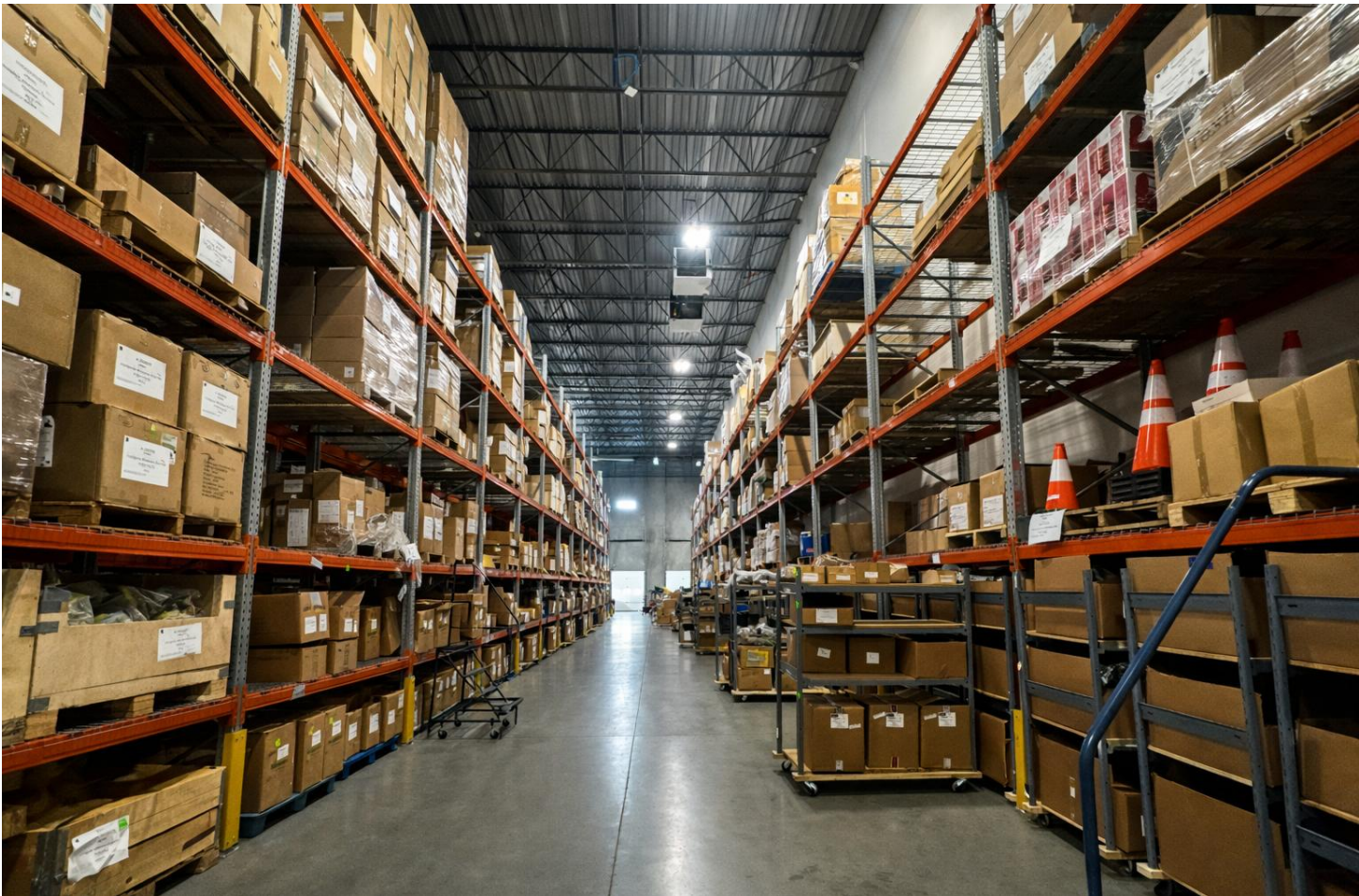
High-end corner unit warehouse space available

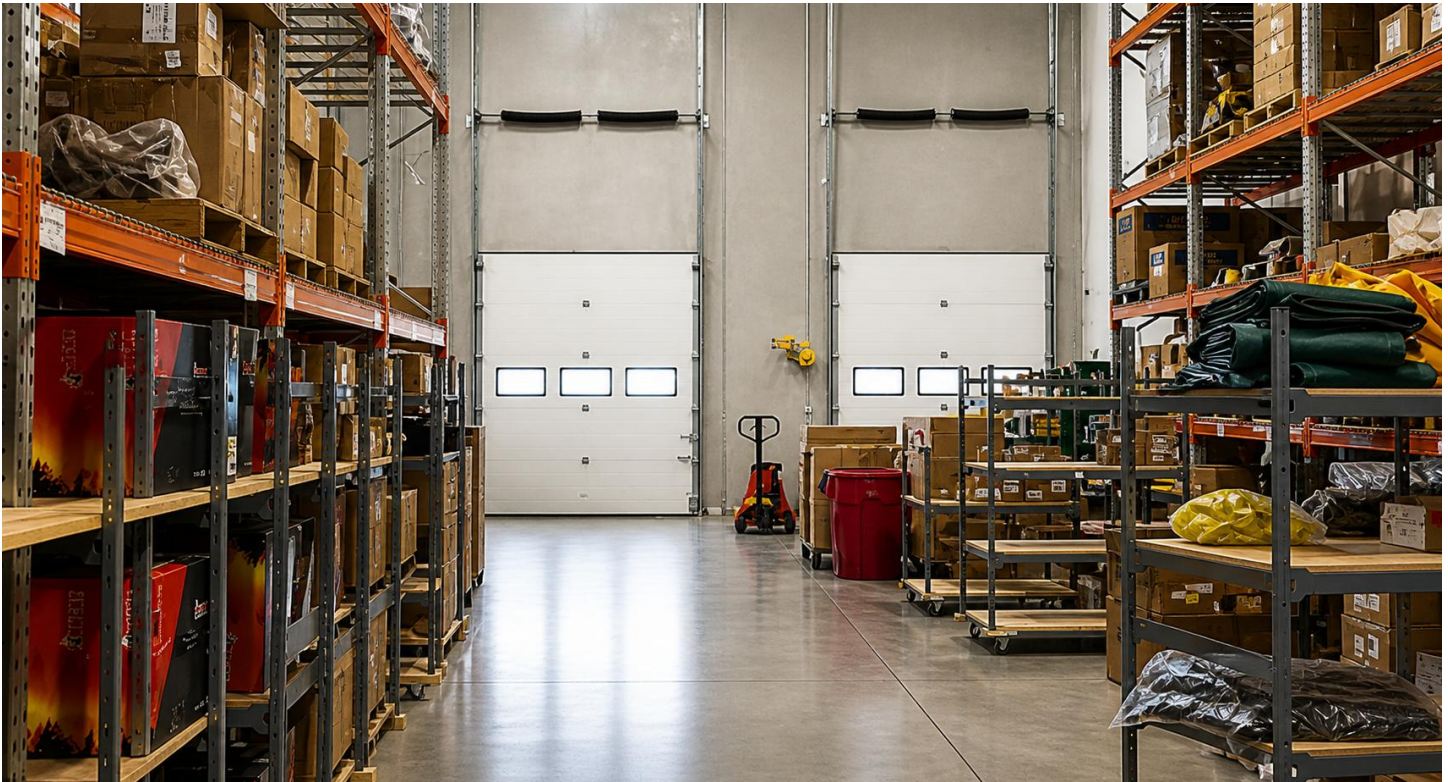
savills

FOR SUBLEASE

Bay 129, 7155 - 57 Street SE, Calgary







SPACE PROFILE

Bay 129

Available

9,994 SF

Total SF

April 30, 2028

Term expiry
(headlease wrap available)

Market

Rental rate

\$6.86

Op costs (2026 est)

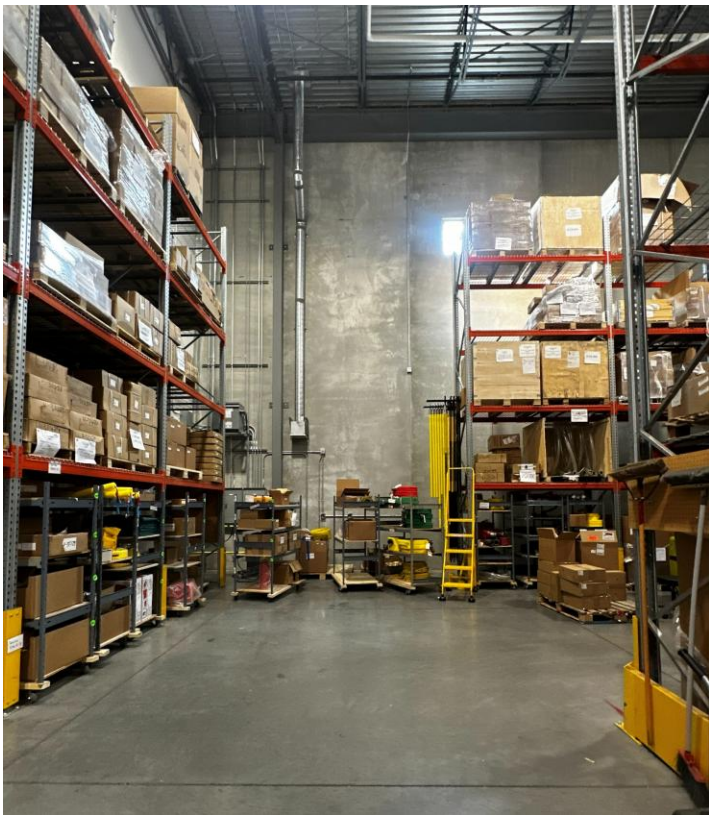
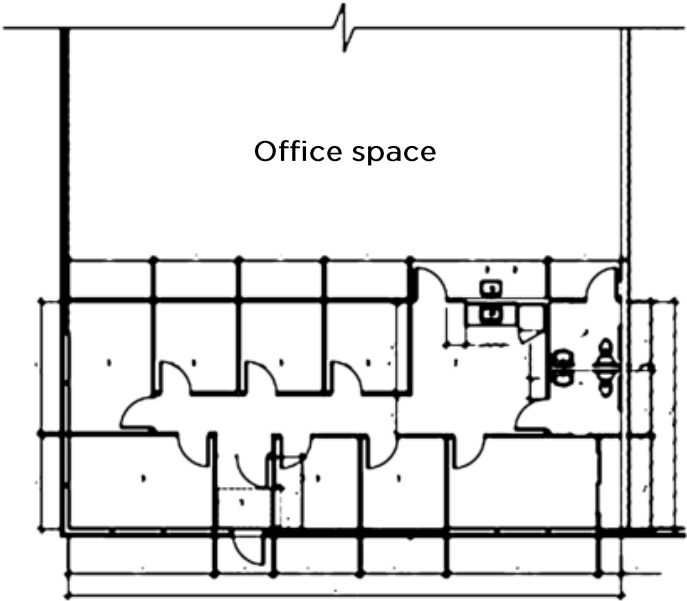
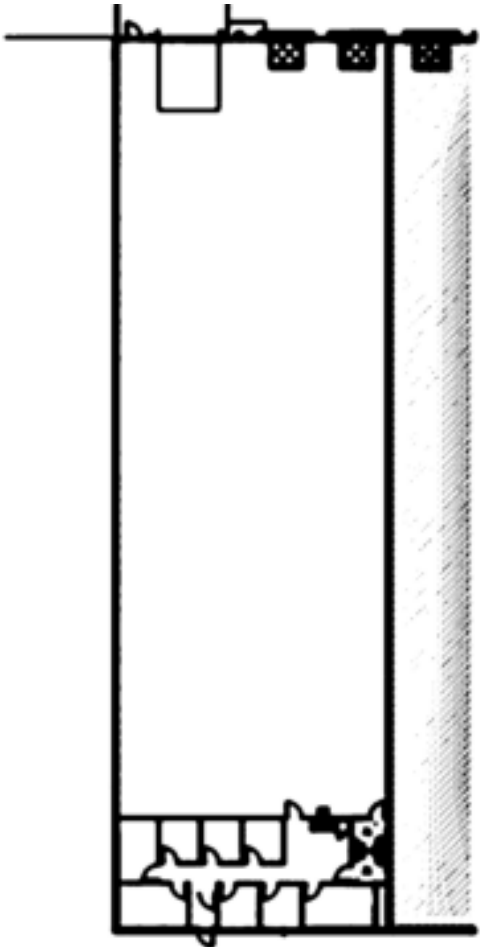
KEY HIGHLIGHTS

- Seven (7) private offices
- Staff kitchen and eating area
- ESFR sprinklers
- Opportunity to sublease with Bay 111 for a total of ±19,038 SF (non-contiguous)
- High visibility location with signage opportunity on the front of the building
- Quick access to major roadways including Glenmore Trail & Stoney Trail East

Clear height	32' to underside of joist
Zoning	I-G
Power	200 Amps, 600 Volt, 3 phase (TBC)
Loading	(2) 9x10 Dock doors, (1) 12x14 Drive-in door
Warehouse lighting	LED motion sensor
Heating	Gas fired heaters in each bay

BAY 129

9,994 SF Available





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