

FOR SUBLEASE

2,042 SF
INDUSTRIAL BAY



2719 - 7 AVENUE NE, UNIT #107
Calgary, AB

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Royal LePage Solutions, Brokerage
205, 264 Midpark Way SE, Calgary, AB
Independently Owned & Operated

ROYAL LePAGE
COMMERCIAL

PROPERTY OVERVIEW

\$15.00/SF

Property Features

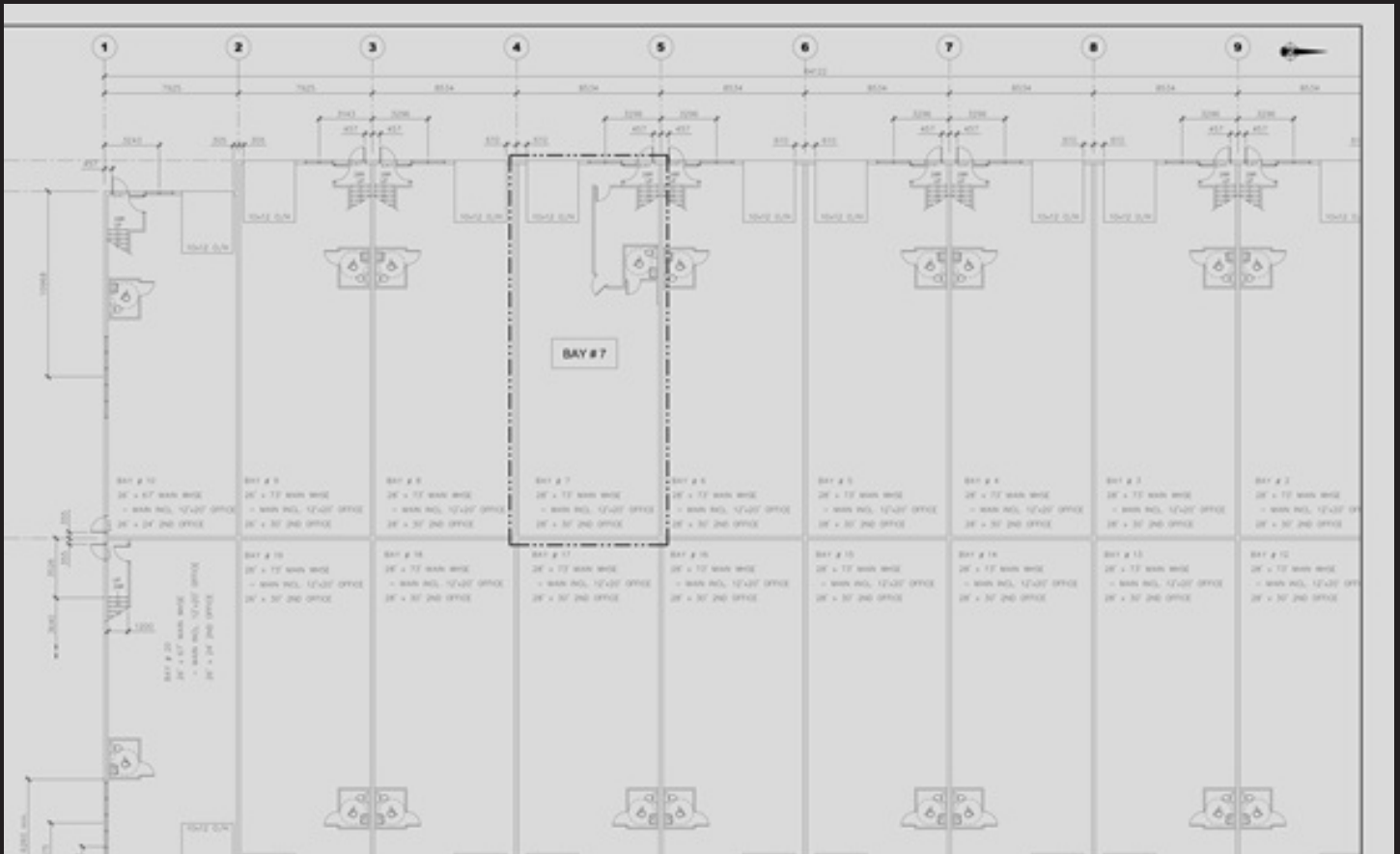
- 2,042 SF industrial bay
- Centrally located in Franklin/Meridian, just minutes from Downtown
- I-G zoning
- 25' clear height ceilings and epoxy flooring with floor drain
- Energy-efficient LED lighting and 100A 3-phase power
- Includes 200 SF air-conditioned office and 2 reserved parking stalls
- \$6.85 SF operating costs (2024 estimated)
- Sublease expires November 2025. Will consider a new head lease option
- Option to lease high-quality mezzanine office (available Spring 2024)



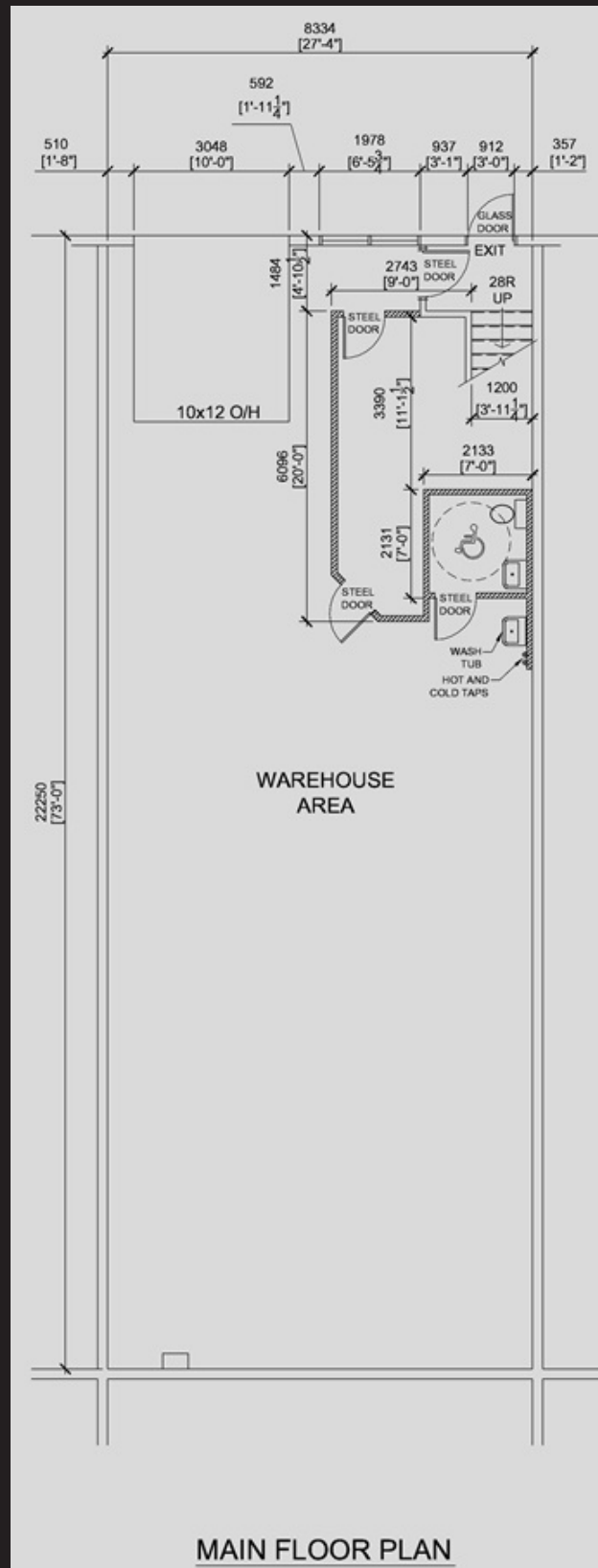
PROPERTY PHOTOS



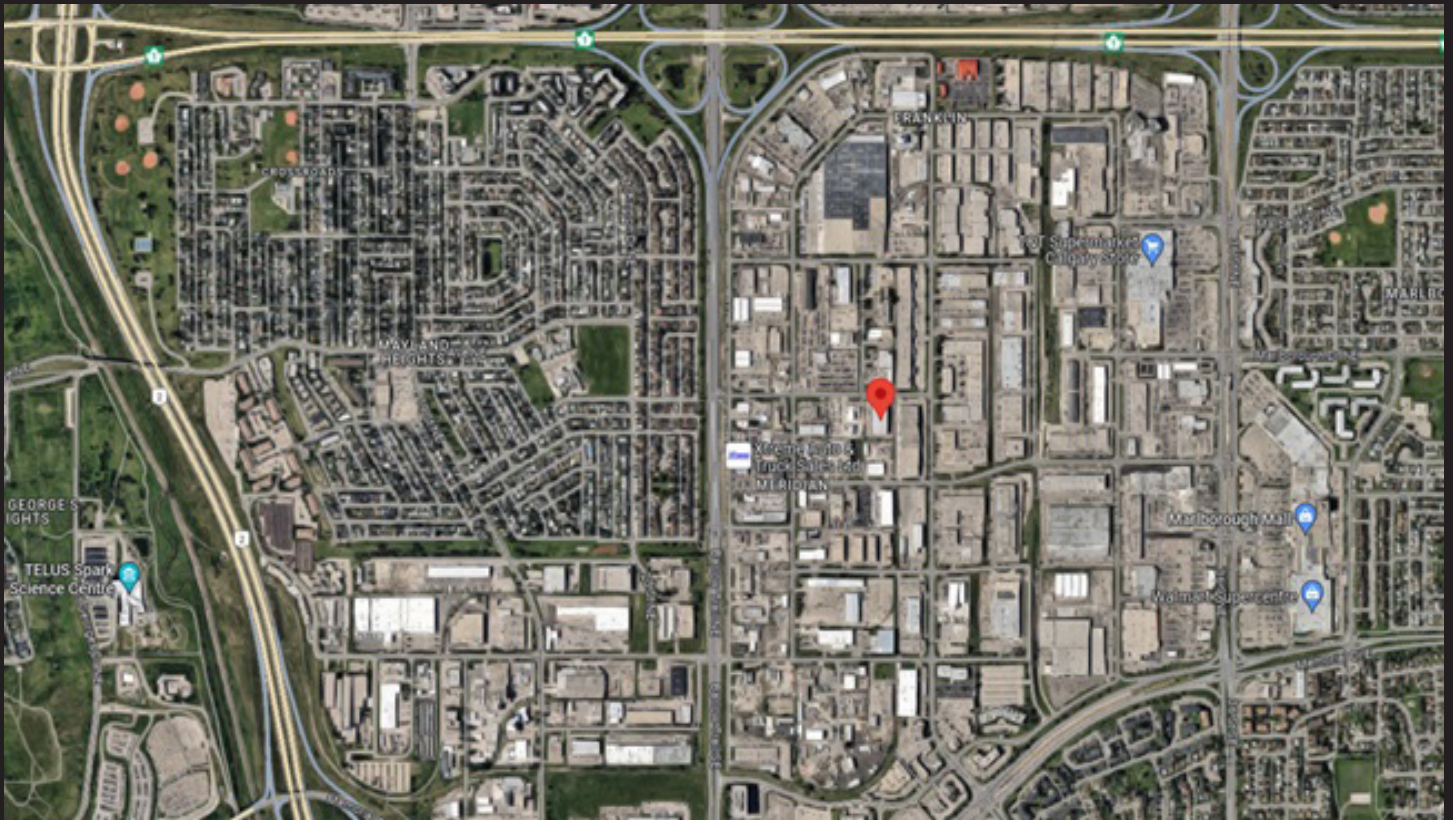
BAY PLAN



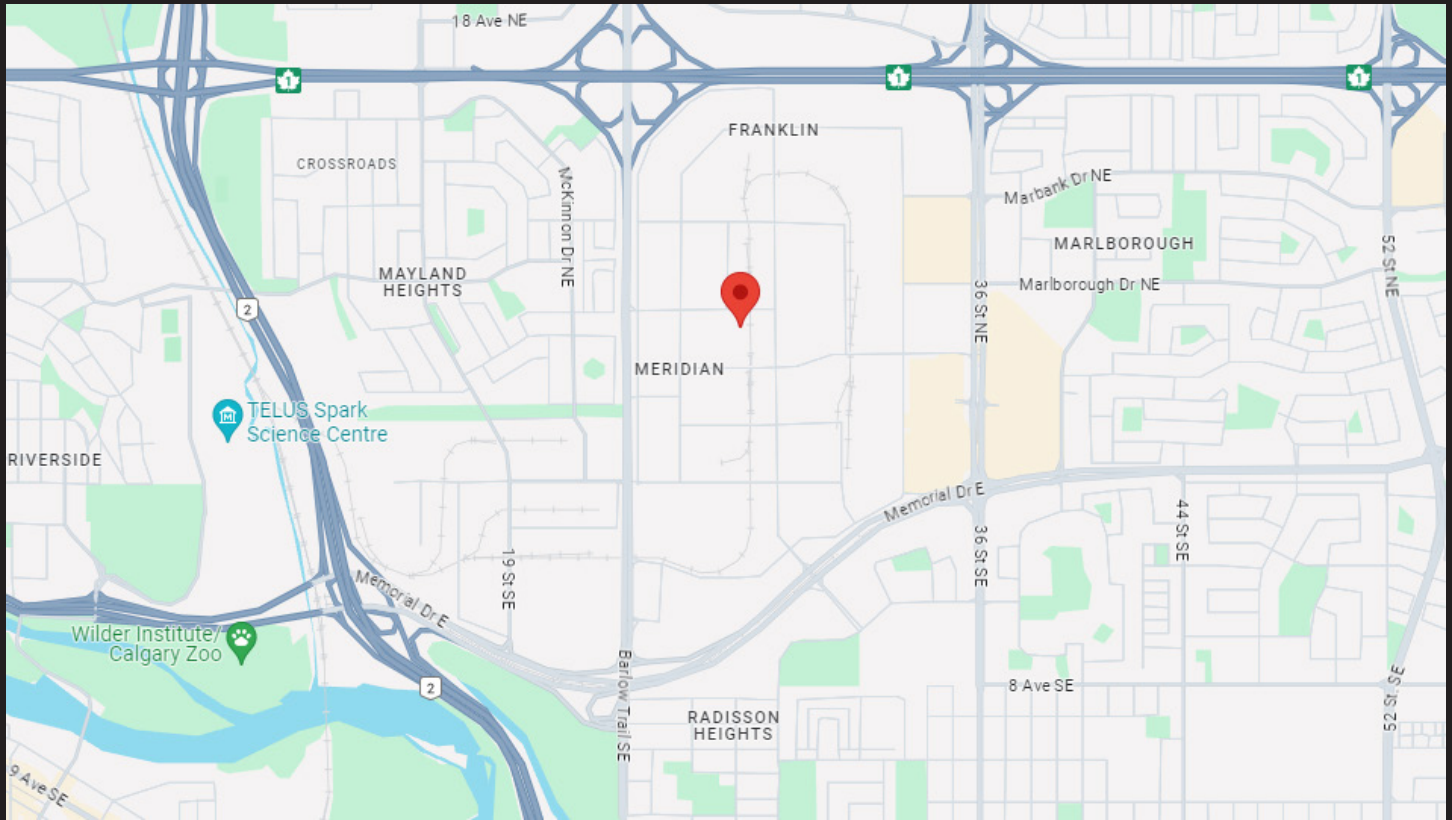
FLOOR PLAN



AERIAL MAPS



LOCATION MAP



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