

Great Industrial Bay

#10, 40 Hopewell Way NE | Calgary

FOR **SUBLEASE**



Property Particulars

Address:	#10, 40 Hopewell Way NE Calgary
Community:	Horizon
Zoning:	C-COR3 (Commercial - Corridor 3)
Year Built:	2006
Space:	Warehouse: ± 9,350sf (78%) Office: ± 2,637sf (22%) Total: ± 11,987sf
Loading:	One Drive-in: 10'W x 12'H One Dock: 8'W x 9'H
Power:	800 amps/600 V/3 phase (tbc)
Heating:	Warehouse: radiant heating Office: air-conditioned office
Ceiling Height:	28'
Parking:	12 surface stalls
Occupancy:	Immediate Occupancy
SubLease Term:	Expiring February 24/2024
Op. Costs & Taxes:	\$6.33 psf/annum (2019 est.)
Attractive Rate:	\$7.00 net/psf/annum

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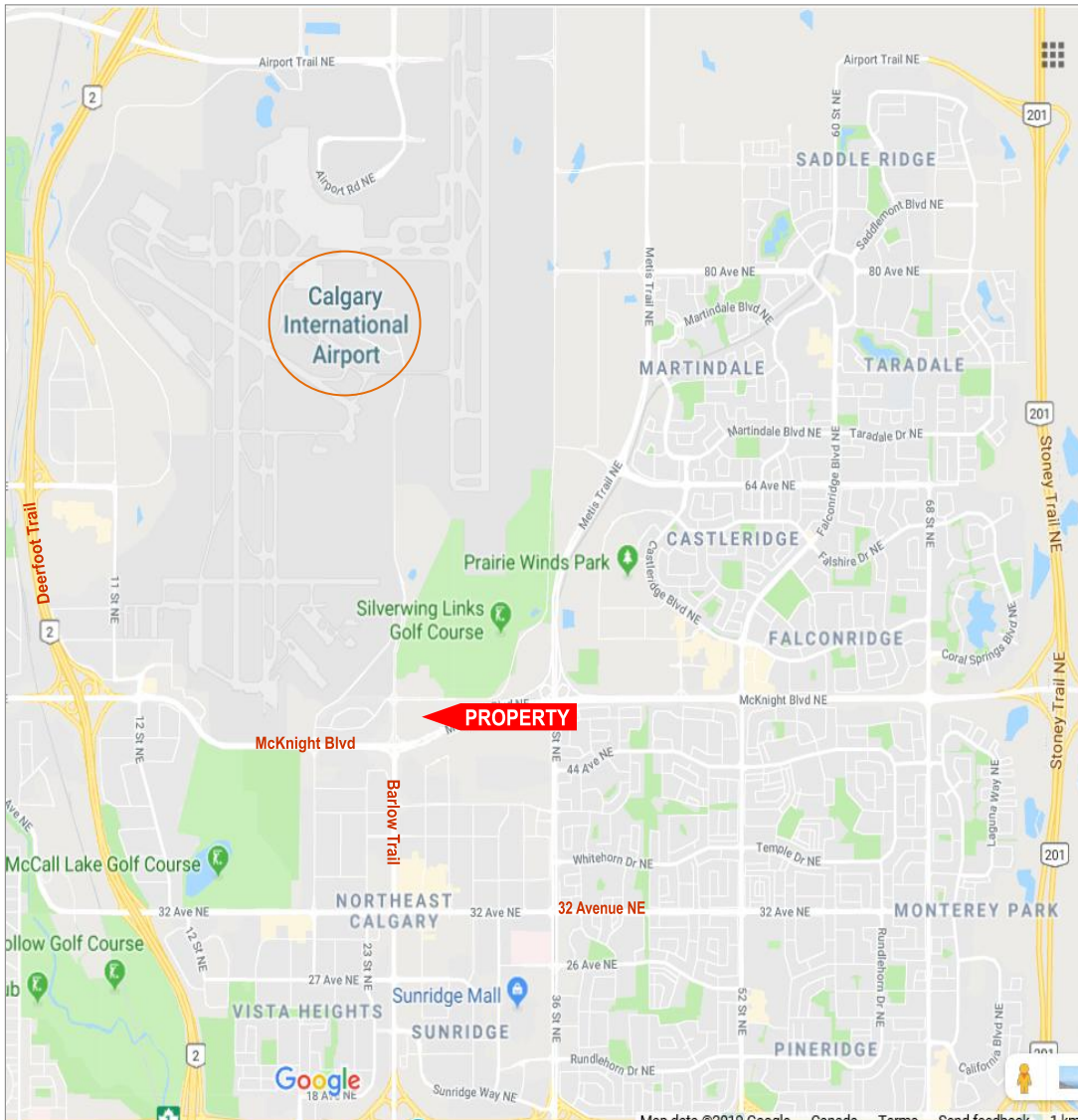
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Location Map | Land Use Excerpt



Property Highlights:

- > Good clean industrial warehouse & office space with plenty of natural lights;
- > 3 exterior offices, 2 interior offices, a boardroom, an open cubicle area, a server room, a kitchen, separate men's and ladies washrooms; and another exterior office in the warehouse;
- > Heavy Power: 800A/600V/3P (tbc);
- > Re-inforced floor foundation ($\pm 6' \times 60'$ pad - along west side of warehouse space) to accommodate heavy load capacity;
- > Space offers both drive-in and dock loading;
- > Easy access to road arteries: McKnight Blvd, Barlow Trail, Deerfoot Trail, and Stoney Trail;
- > Approximately 10 minutes to YYC International Airport and 15 minutes to Downtown core;
- > Excellent exposure to west bound McKnight Blvd traffic;

Land Use: C-COR 3 (Commercial - Corridor 3)

Permitted Uses:

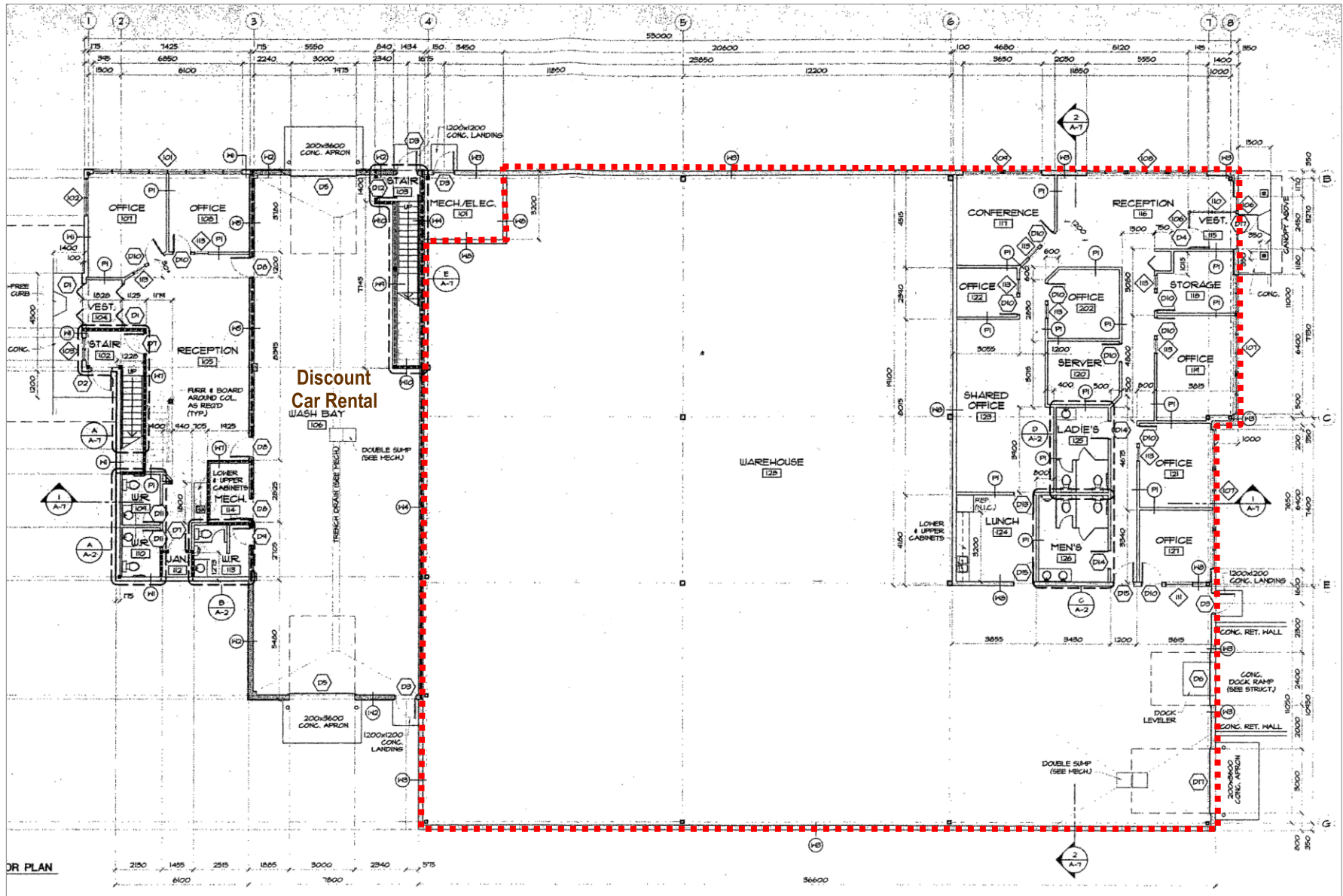
Accessory Food Service; Accessory Liquor Service; Auction Market-Other Goods; Catering Service-Minor; Convenience Food Store; Counselling Service; Financial Institution; Fitness Centre; Health Services Lab-with & without clients; Information & Service Provider; Instructional Facility; Library; Medical Clinic; Museum; Office, Pet Care Service; Print Centre; Protective & Emergency Service; Radio & Television Studio; Restaurant: Food Service Only-Small or Medium; Restaurant: Licensed-Small or Medium; Restaurant: Neighborhood; Retail & Consumer Service; Service Organization; Specialty Food Store; Supermarket; Take Out Food Store; Vehicle Rental-Minor; Vehicle Sales-Minor; Veterinary Clinic;

Discretionary Uses:

Amusement Arcade; Auto Body & Paint Shop; Auto Service-Minor or Major; Billiard Parlour; Brewery, Winery & Distillery; Car Wash-Single or Multiple Vehicle; Child Care Service; Cinema; Computer Games Facility; Conference & Event Facility; Dinner Theatre; Drinking Establishment-Small, Medium or Large; Drive Through; Market; Indoor Recreation Facility; Liquor Store; large Vehicle Sales; Medical Marijuana Counselling; Pawn Shop; Performing Arts Centre, Place of Worship-Small; Post-Secondary Learning Institution; Printing, Publishing & Distributing; Recreational Vehicle Sales; Seasonal Sales Area; Sign-Class C, E, F or G; Social Organization; Special Function-Class 2; Utility Building; Vehicle Rental-Major; Vehicle Sales-Major;

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Floor Plans



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Vicinity Map

