



6403 - 48th Street SE, Bay 20 | Calgary, AB

Sublease 40,000-80,000 SF with flexible lease terms up to 5 years

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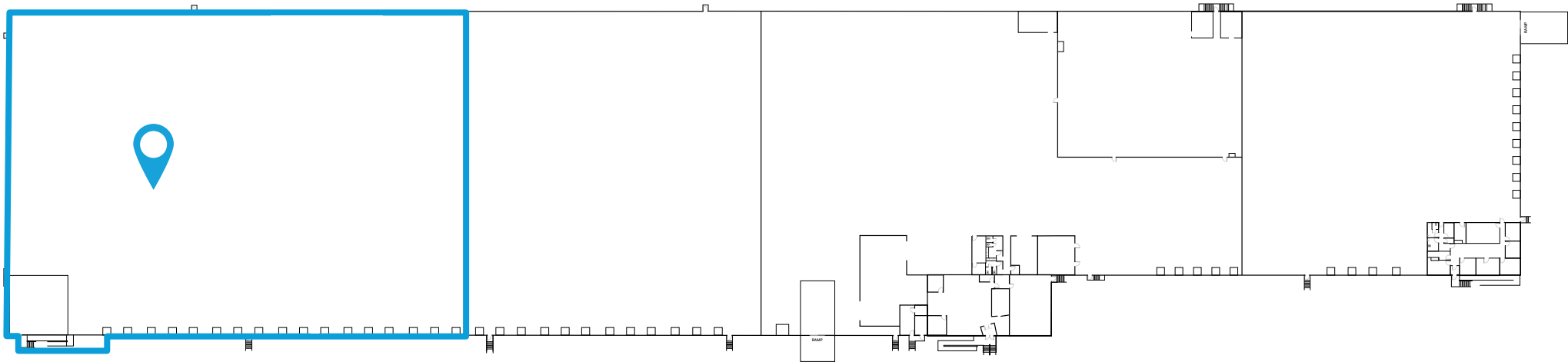
Property Overview

District	Foothills
Zoning	I-G, Industrial General
Year Built	2005
Total Available Area	±87,137 SF
Warehouse Area	±85,457 SF
Office Area	±1,680 SF
Ceiling Height	28' Clear
Loading	17 Dock Doors
Building Depth	246'
Power	250 Amp, 600 Volt (TBV)
Lighting	Metal Halide
Sprinklers	Yes
Asking Sublease Rate	\$8.00 PSF
Sublease Expiry	January 31, 2034
Operating Costs	\$6.21 PSF (est. 2025) TBV
Availability	Immediate

Site Plan



Floor Plan



Close proximity to
52nd Street SE



Short-term availability
and ranges in sizing



Flexible I-G zoning for
a variety of uses



19 allocated
parking stalls

±87,137

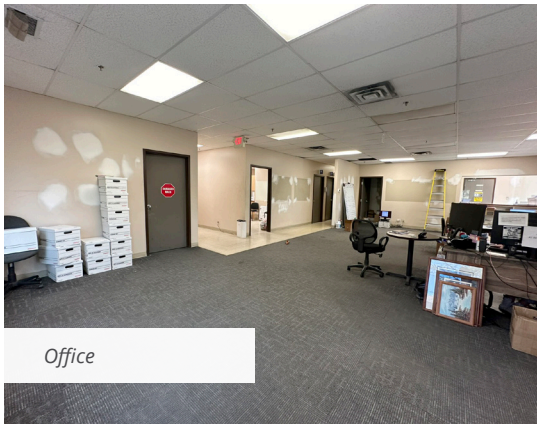
square feet
available



Kitchen



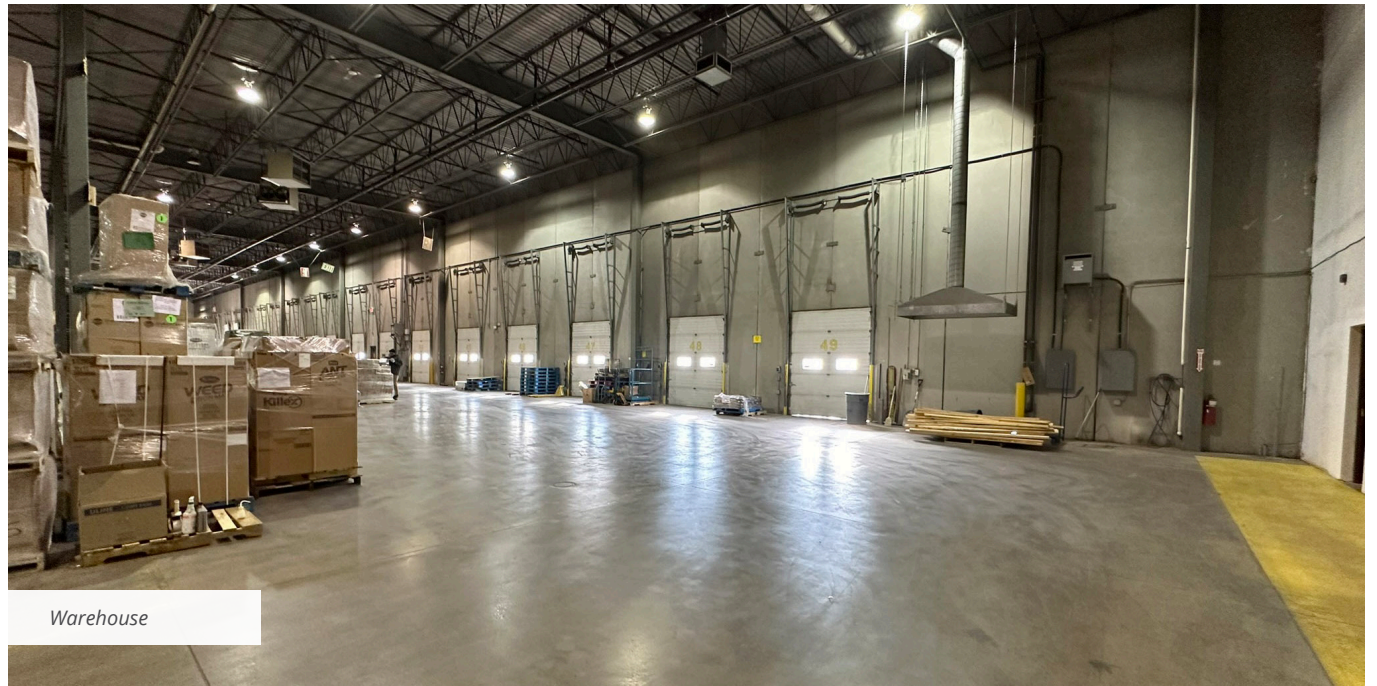
Front Entrance



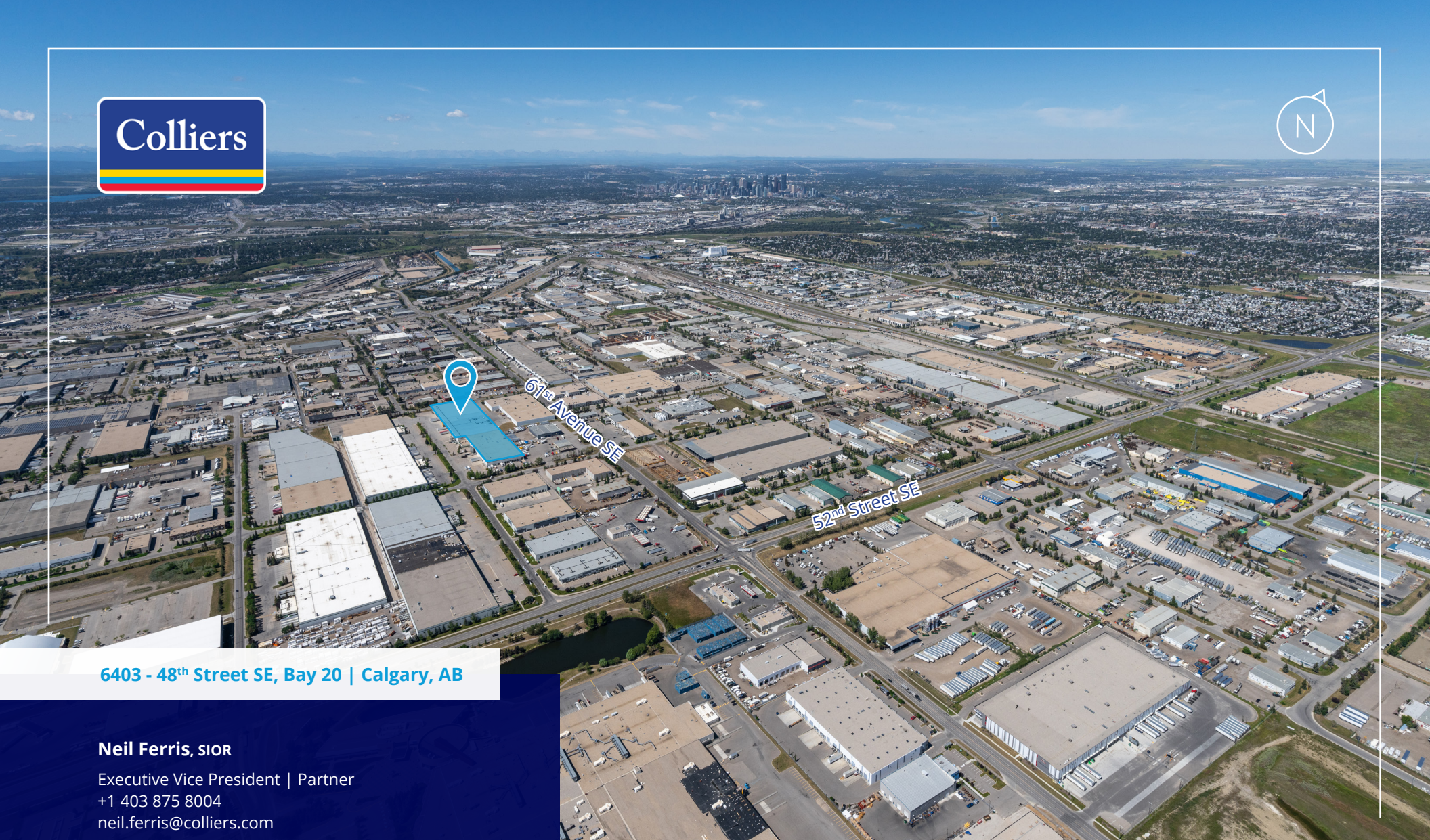
Office



Exterior Entrance



Warehouse



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