

# FOR SUBLEASE



**2916-21<sup>st</sup> Street NE | Calgary, AB**  
37,865 sq. ft. Warehouse/Distribution Facility



5 Dock Doors  
1 Drive-in Loading



Secured  
Interior Demising



Sought-After  
NE Location

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# PROPERTY DETAILS

## AVAILABLE AREA:

Second Floor Office: 2,297 sq. ft.

Warehouse: 29,168 sq. ft.

Loading Area: 6,400 sq. ft.

Total: 37,865 sq. ft.

## SITE SIZE:

3.06 acres

## SUBLEASE NET RATE:

\$8.00 per sq. ft. per annum

## OPERATING COSTS:

\$3.75 per sq. ft. per annum (for 2025)

(Utilities Included)

## SUBLEASE TERM:

Negotiable

## DISTRICT:

South Airways

## AVAILABILITY:

60 days notice

## ZONING:

I-G (Industrial General)

## LIGHTING:

LED

## CEILING HEIGHT:

21' - 24' clear

9' under loading area

## LOADING:

5 - 8' x 8' dock doors with levellers

1 - 8' x 8' drive-in door

## ELECTRICAL:

800 amps, 600 volts, 3 phase service (TBV)



**ALL RACKING & MEZZANINE REMOVED  
FOR MAXIMUM STORAGE CAPABILITIES**

## COMMENTS:

- » High dock ratio warehouse space ideal for distribution and shipping efficiency
- » Chalkline warehouse setup with interior 8' fencing for security
- » ESFR Sprinklers - Full fire suppression system in place
- » Second-floor office area can be leased with or without warehouse
- » Prime central NE location with easy access to major roads and nearby amenities
- » Built-in drainage in the loading area



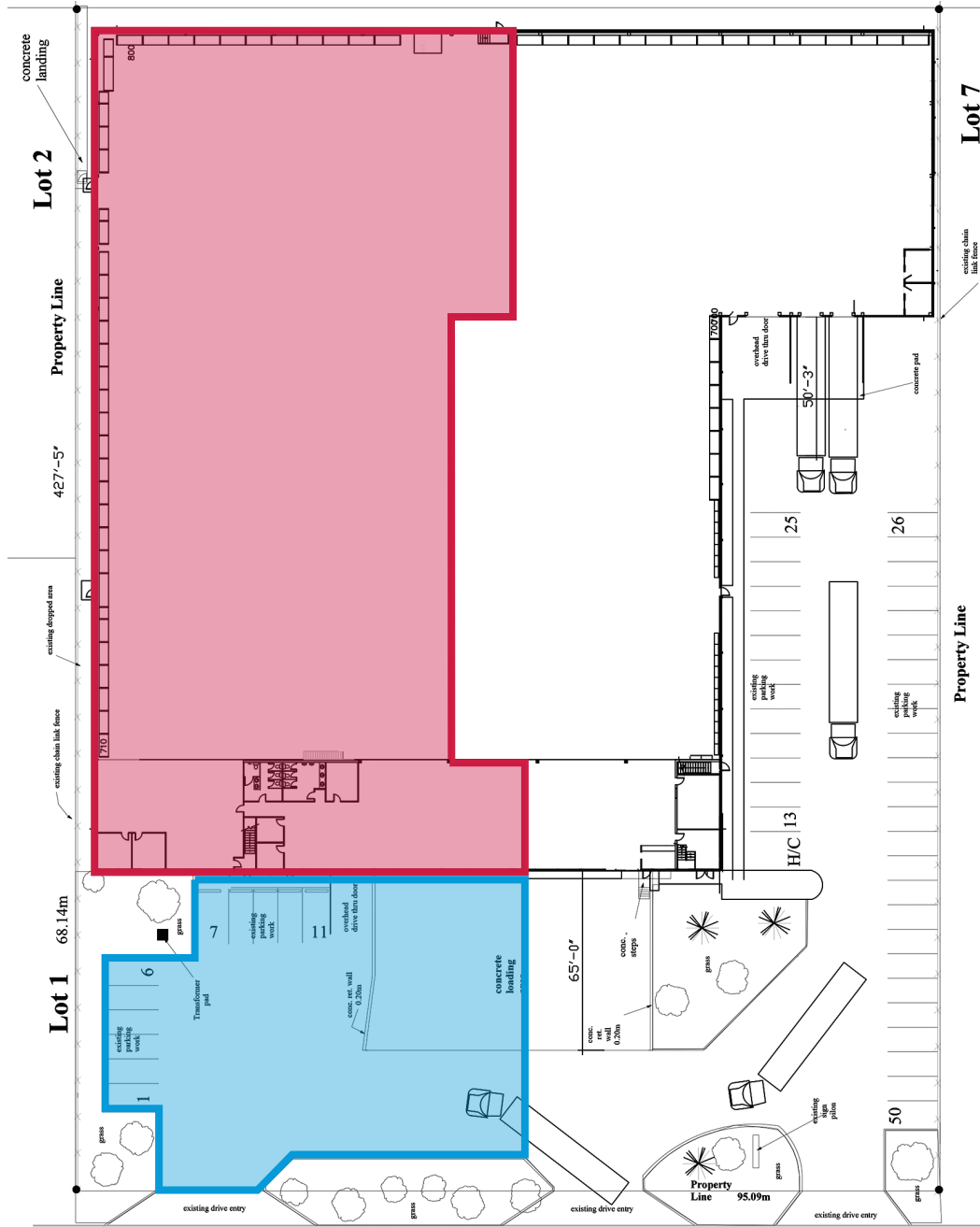
AVAILABLE AREA



TENANT'S YARD/PARKING AREA

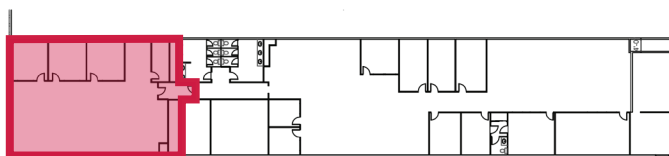


### MAIN FLOOR

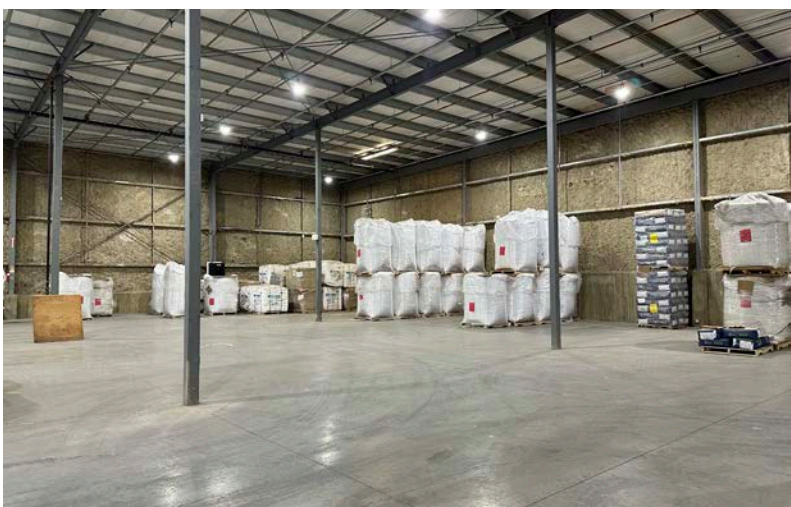
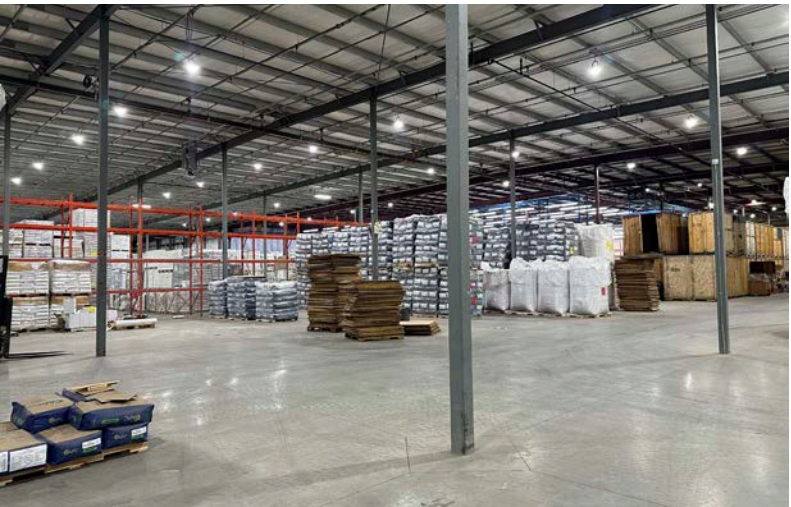
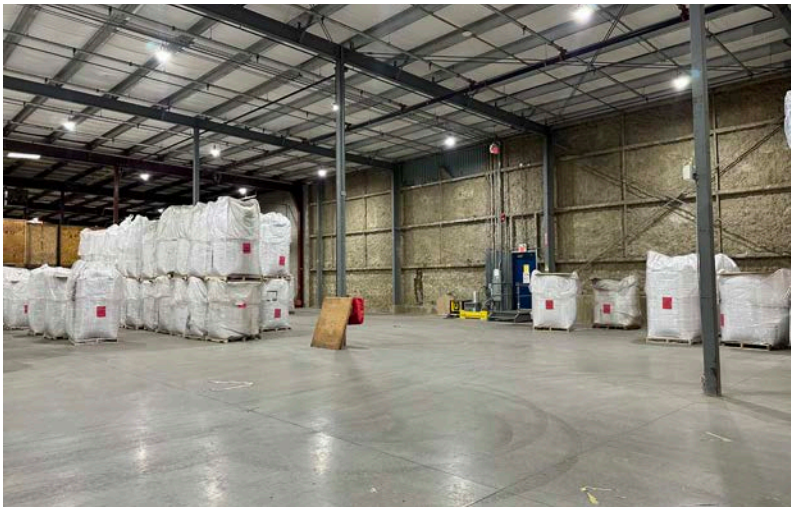


21st Street N.E.

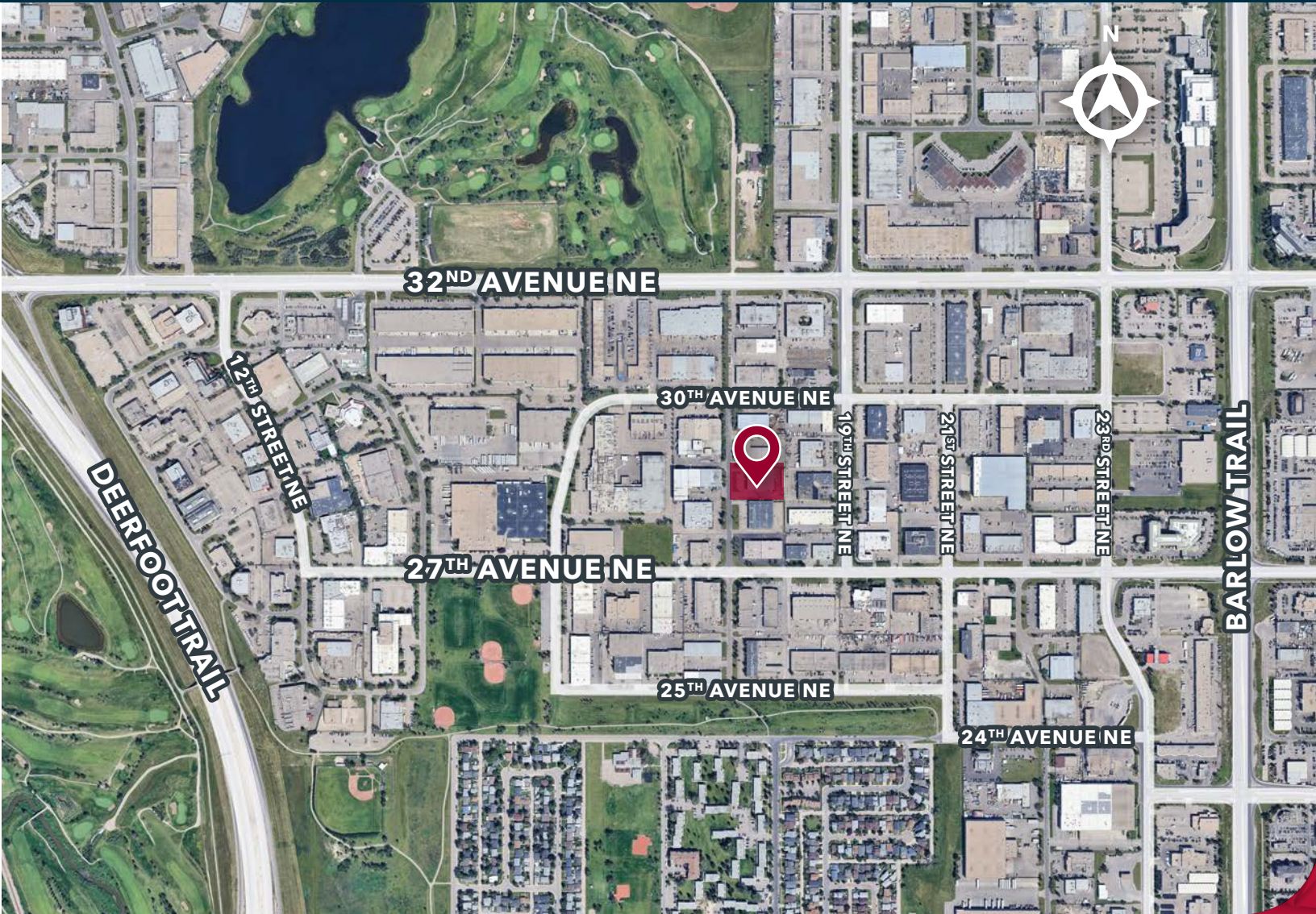
### SECOND FLOOR



# SITE PLAN & FLOOR PLAN



# LOCATION



## CONTACT US



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