

FOR SUBLEASE



COMMERCIAL REAL ESTATE SERVICES

8241 - 30th Street SE, Unit 4, Calgary, AB
10,240 sq. ft. with Dock and Drive-Loading



 Dock & Drive-in
Loading

 Below Market
Rental Rate

 Excellent Exposure
onto Glenmore Trail

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117, 4950 - 106th Avenue SE | Calgary, AB T2C 5E9 | lee-associates.com/calgary

PROPERTY DETAILS

AVAILABLE AREA:

Office:	+/- 2,176 sq. ft.
Warehouse:	+/- 8,064 sq. ft.
Total:	+/- 10,240 sq. ft.

NET SUBLEASE RATE:

\$10.25 per sq. ft. per annum
(with escalations)

SUBLEASE TERM:

June 30th, 2028

OPERATING COSTS:

\$5.08 per sq. ft. per annum (estimated for 2026)

AVAILABLE:

90 - 120 days notice

ZONING:

I-G (Industrial General)

DISTRICT:

Foothills Industrial

CEILING HEIGHT:

20' clear

POWER:

150 amps, 277/480 volts, 3 phase service (TBV)

LOADING:

1 - 9' x 10' dock door

1 - 10' x 12' ramped drive-in door

LIGHTING:

T5 high-efficiency fluorescent lighting

DEMISING WALLS:

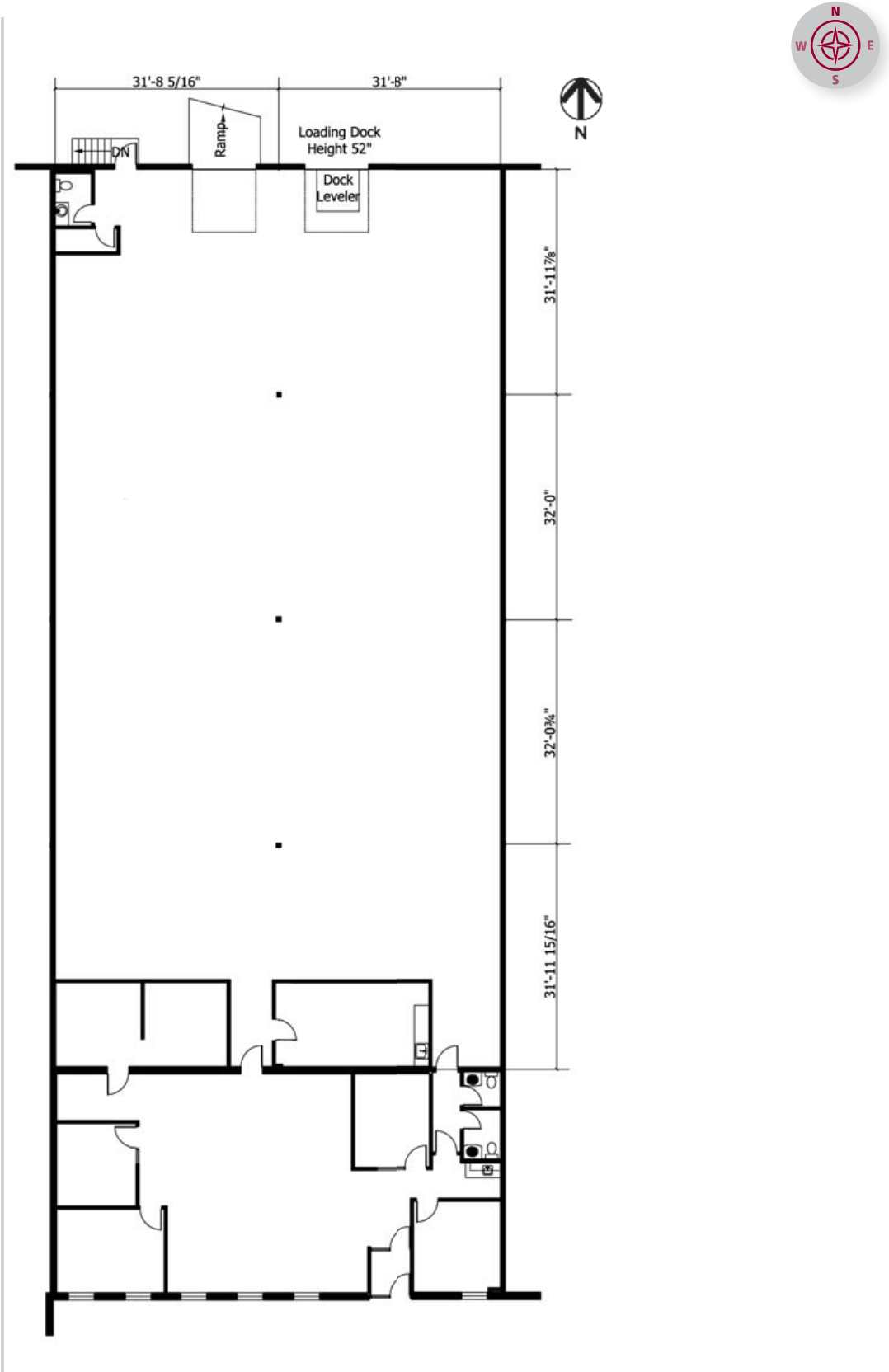
Full height concrete block walls

COMMENTS:

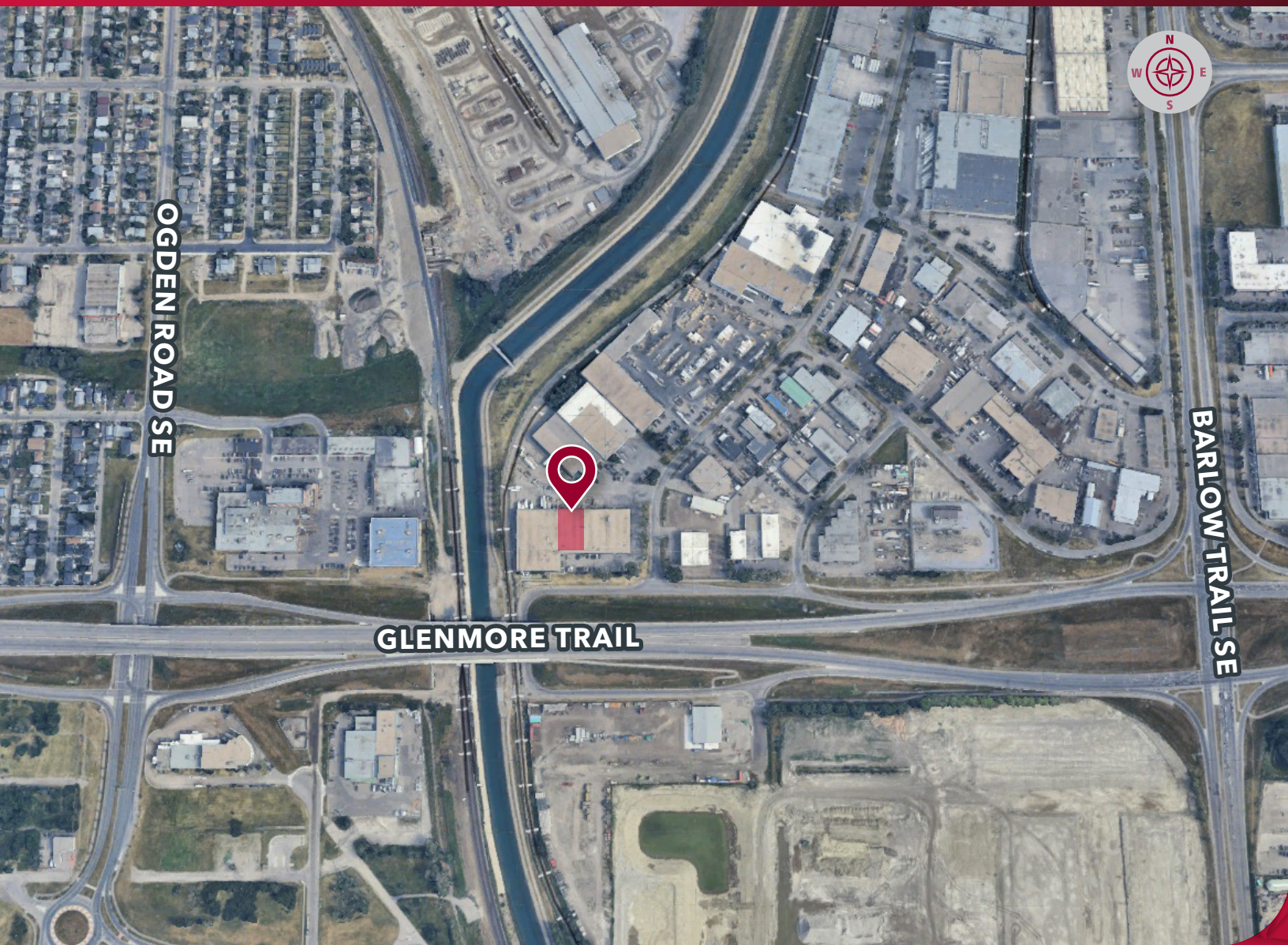
- » Small-bay industrial opportunity available at below-market rental rates
- » Includes both dock and drive-in loading capabilities
- » Direct exposure to Glenmore Trail SE
- » Fully sprinklered facility
- » Bright and well-kept showroom
- » Centrally located with easy access to major roadways
- » Professionally managed building



FLOOR PLAN



LOCATION



CONTACT US



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