

FOR SUBLEASE

FREESTANDING INDUSTRIAL BUILDING



285199 Wrangler Avenue, Calgary, AB

Property Details

Term: 31st May 2035
Sublease Rent: Market
Operating Cost: TBV

Loading: 5 Grade
Ceiling Height 30' clear

Rentable area: 14,873 sqft
Office area: 4,360 sqft
Shop area: 10,513 sqft
Site area: 2.0 Acres
Power 600A 600V (TBV)

Comments

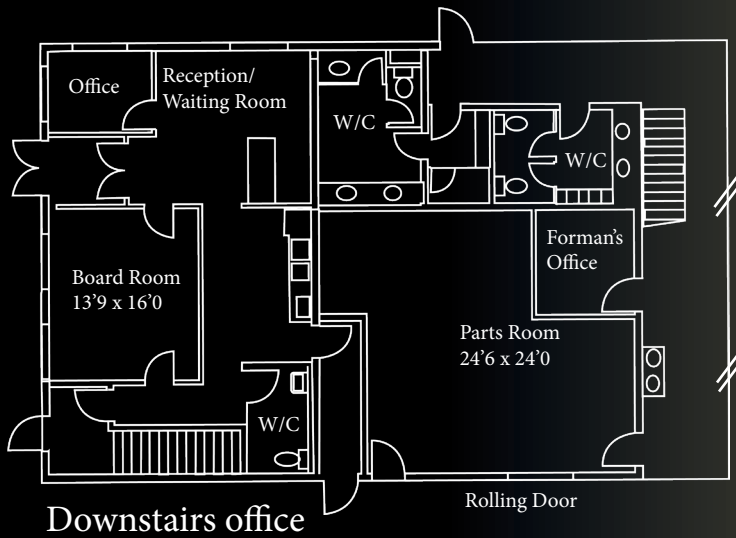
This newly developed property provides high quality office space over two floors with modern improvements throughout.

The location is east of Foothills Industrial Park along 61st Avenue SE with great access to Stoney Trail from Peigan and Glenmore Trails. The site is heavily compacted with paved parking, a drive around building and a drive through bay.



Darcy Whalen
Broker & Partner
(403) 544-8453
Darcy.Whalen@kpliglobal.com

Office Space: 4,360 sqft



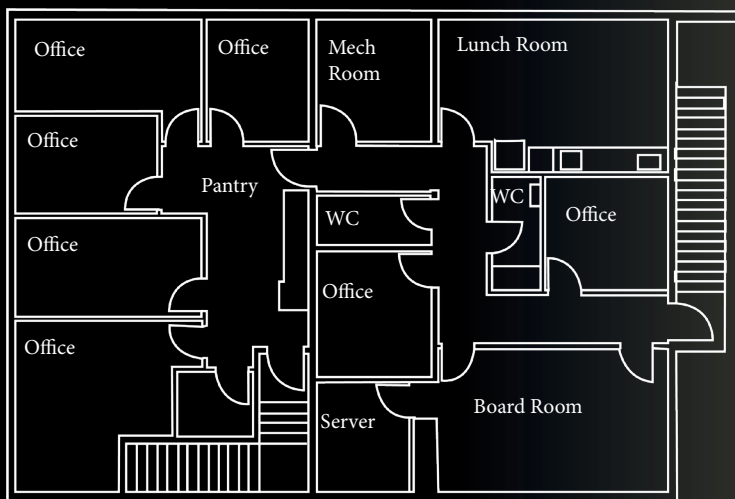
Kitchenette



Reception/Waiting Room



Board Room

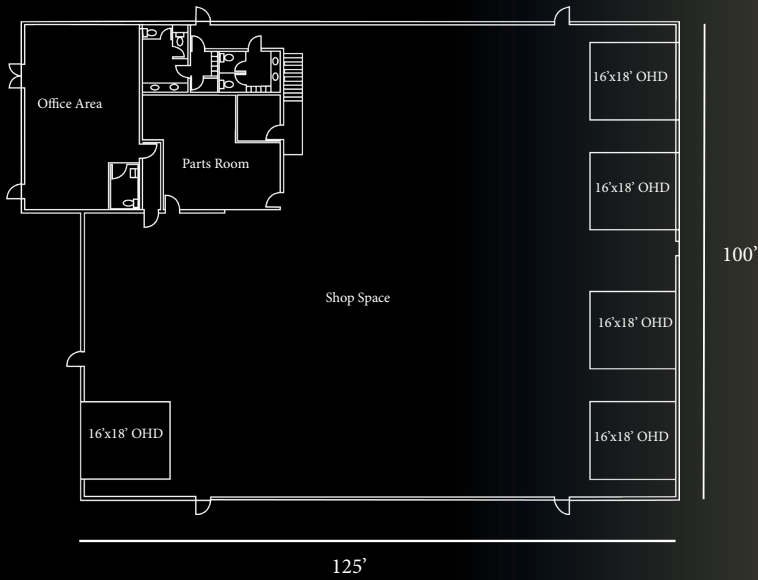


Second Floor Office



Locker Room

Shop Space: 10,513 sqft



Location

