

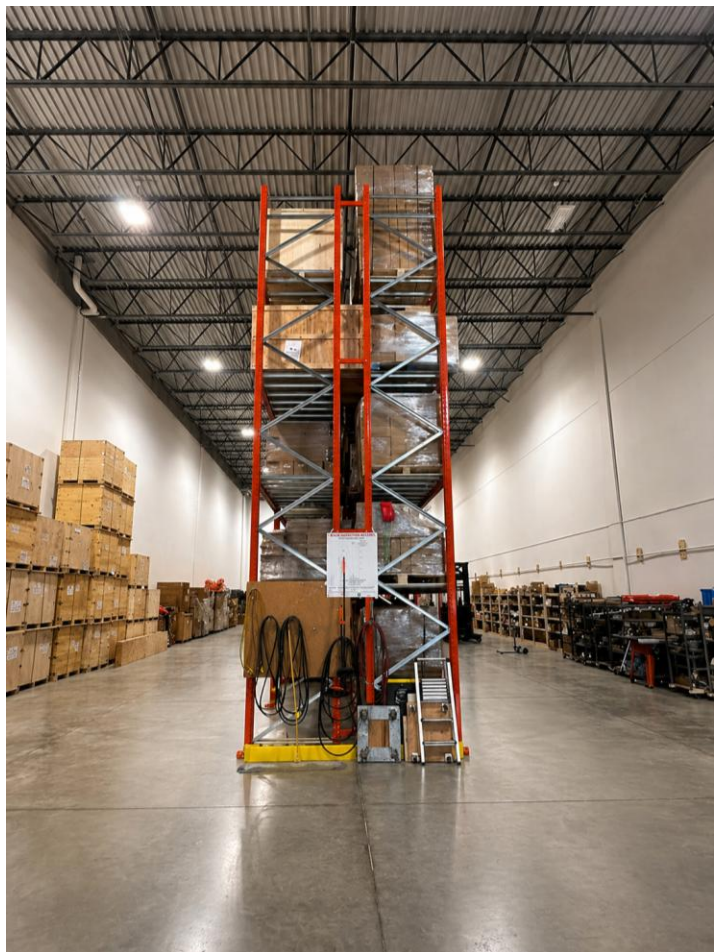
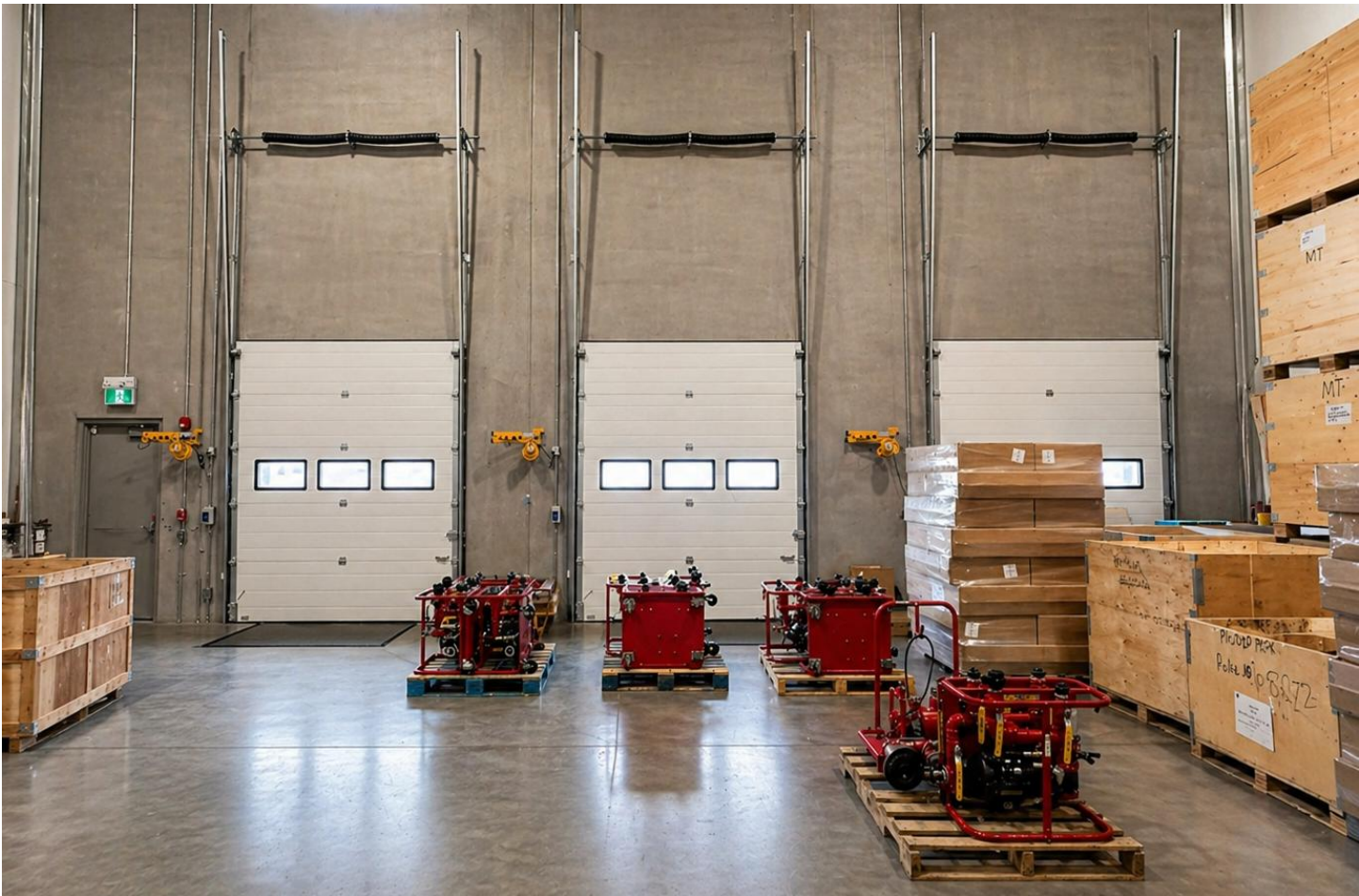
Modern office & warehouse space available

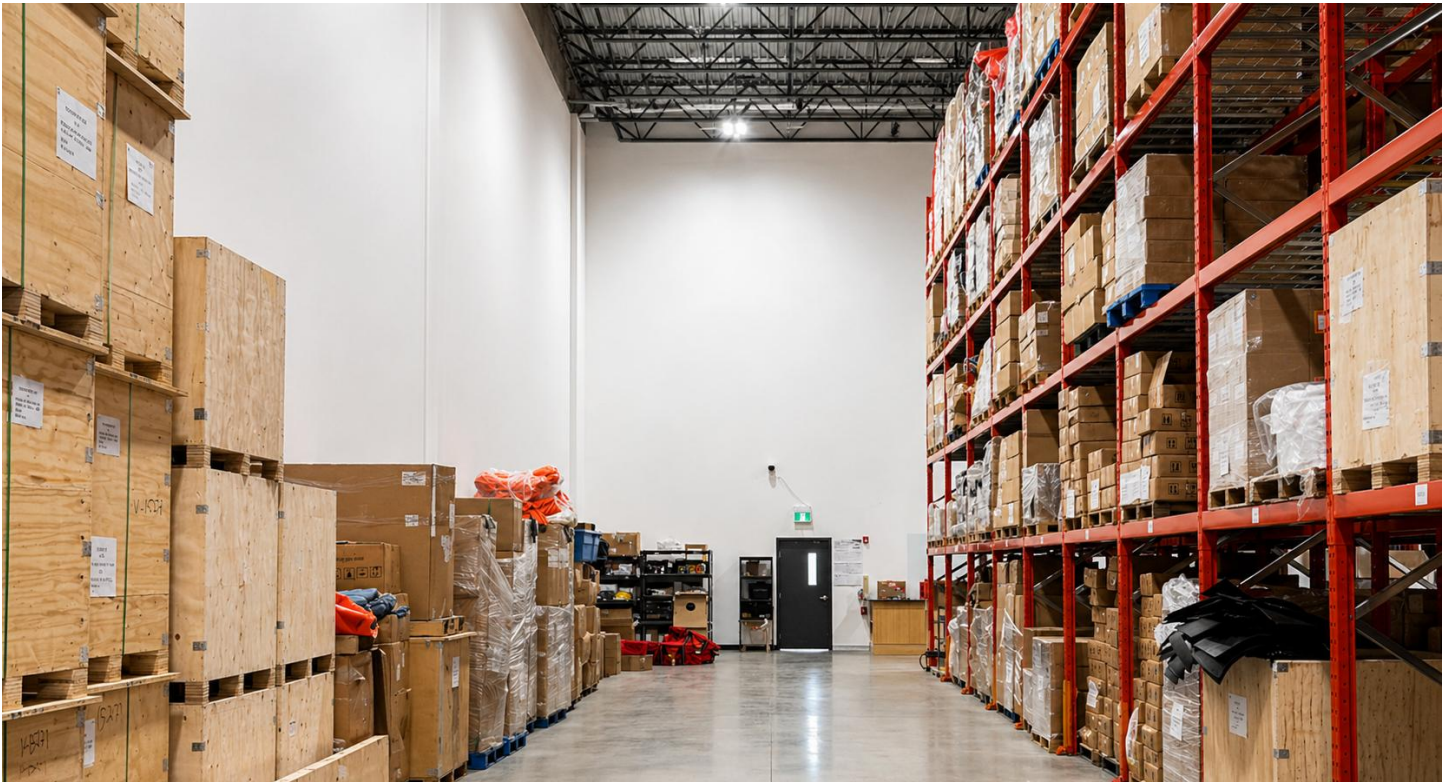
savills

FOR SUBLEASE

Bay 111, 7155 - 57 Street SE, Calgary







SPACE PROFILE

Bay 111

Available

9,044 SF

Total SF

April 30, 2028

Term expiry
(headlease wrap available)

Market

Rental rate

\$6.86

Op costs (2026 est)

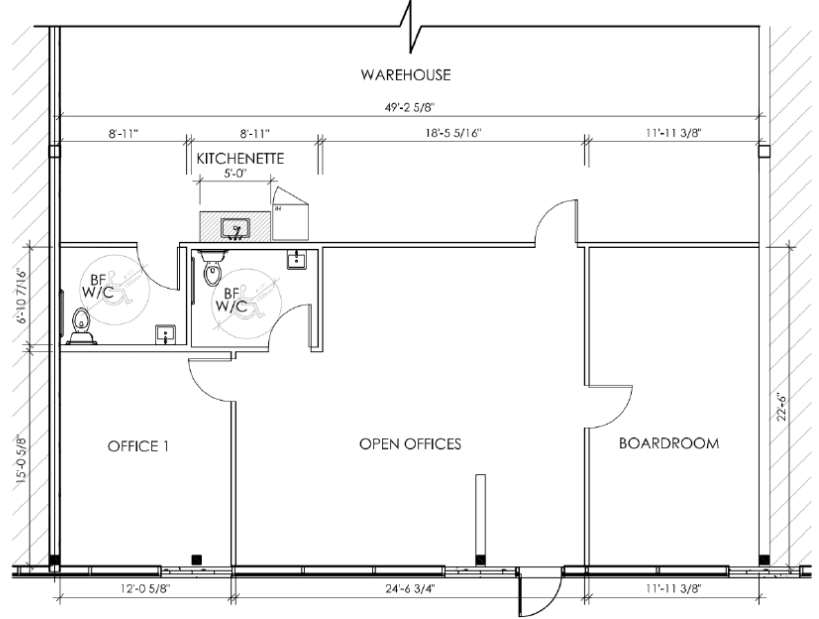
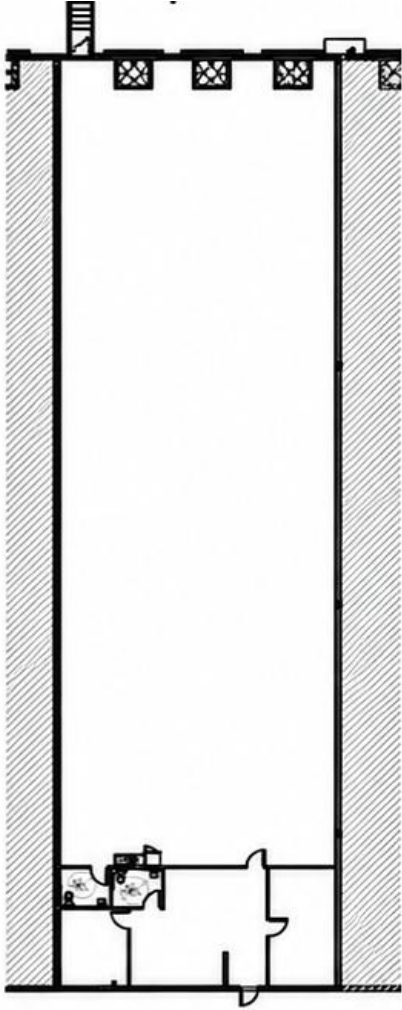
KEY HIGHLIGHTS

- 1,182 sf of nicely buildout office space
- One (1) private office
- One (1) boardroom
- Staff kitchenette located within the warehouse
- ESFR sprinkler system
- Opportunity to sublease with Bay 129 for a total of ±19,038 SF (non-contiguous)
- Excellent access to major roadways, including Glenmore Trail and Stoney Trail East

Clear height	32' to underside of joist
Zoning	I-G
Power	200 Amps, 600 Volt, 3 phase (TBC)
Loading	(3) 9x10 dock doors
Warehouse lighting	LED motion sensor
Heating	Gas fired heaters in each bay

BAY 111

9,044 SF Available





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