

SEE A BRIGHTER WAY

For Sublease

7155 - 57 Street SE, Unit 105
Calgary, AB

6,038 s.f. Storage Warehouse

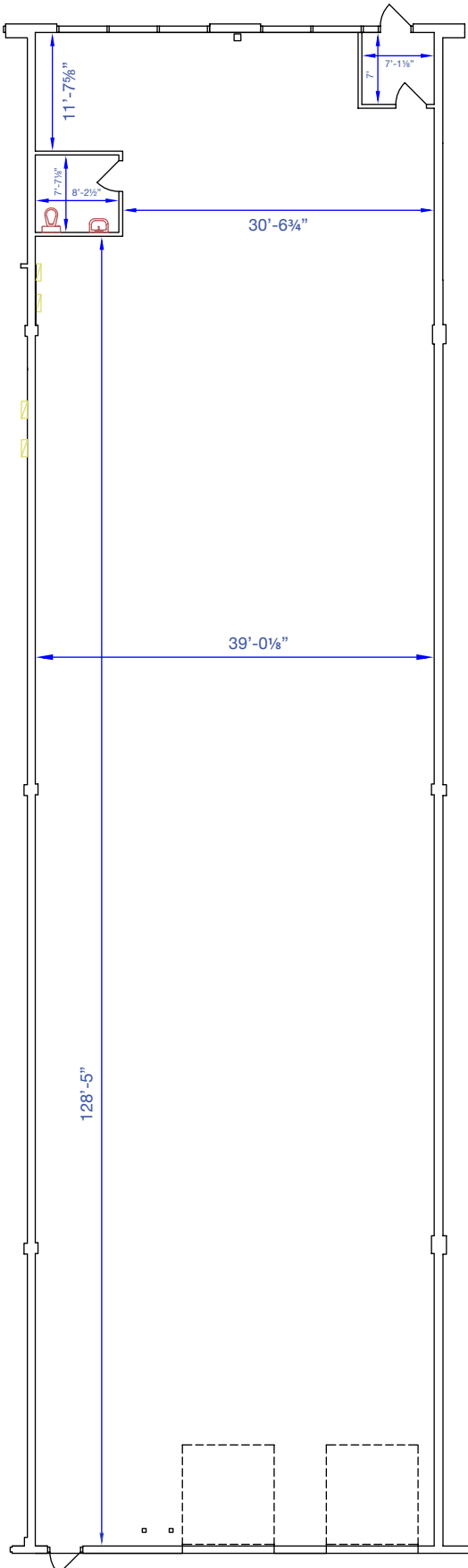
- Rare Small Bay Warehouse for Sublease
- Two Dock Loading Doors
- Quick access to major southeast thoroughfares
- ESFR sprinklers

Property Details

Address	7155 - 57 Street SE, Unit 105	Features	<ul style="list-style-type: none">• LED highbay interior lighting with motion sensors• Forklift charging station• Two hour fire-rated demising walls• Racking can be purchased
District	Great Plains Industrial	Heating	Gas fired unit heaters
Zoning	I-G (Industrial General)	Op. Costs	\$6.86 p.s.f. (2026)
Warehouse Size	6,038 s.f.	Sublease Rate	Market
Loading	2 (9' x 10') dock doors with 40,000 lb hydraulic levelers	Available	Negotiable
Ceiling Height	28' clear		
Power	200 amps @ 347/600 volts, 3 phase		



Floor Plan & Photos



Property Location



Drive Times



Glenmore Trail → **4 min. / 2.1 km**



Trans-Canada Hwy → **12 min. / 11.6 km**



Stoney Trail East → **5 min. / 3.3 km**



Downtown Calgary → **18 min. / 13.7 km**



Deerfoot Trail → **8 min. / 8 km**



Calgary Int. Airport → **22 min. / 23.8 km**

Contact us for more information



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