

For Sublease



INDUSTRIAL WAREHOUSE & OFFICE

11, 801 30 STREET NE
CALGARY, ALBERTA



HIGHLIGHTS

Located just off the busy 28th Street corridor, this space offers access to major thoroughfares. Features large marshalling area, 9 offices, reception and lunch room.

PROPERTY DESCRIPTION

Sublease Rate:	Market
Op. Costs:	\$3.71 psf
Rentable Area:	5,384 sq. ft. shop 1,829 sq. ft. office
Sprinklered:	Yes
Parking:	Ample
Sublease:	Until September 2021. Headlease possible

BUILDING DETAILS



Power

110 Amp
120/208 Volt



Loading

12'x14' Drive In
8' x 10' Drive in



Zoning

I-G



**Ceiling
Height**

22'-6"

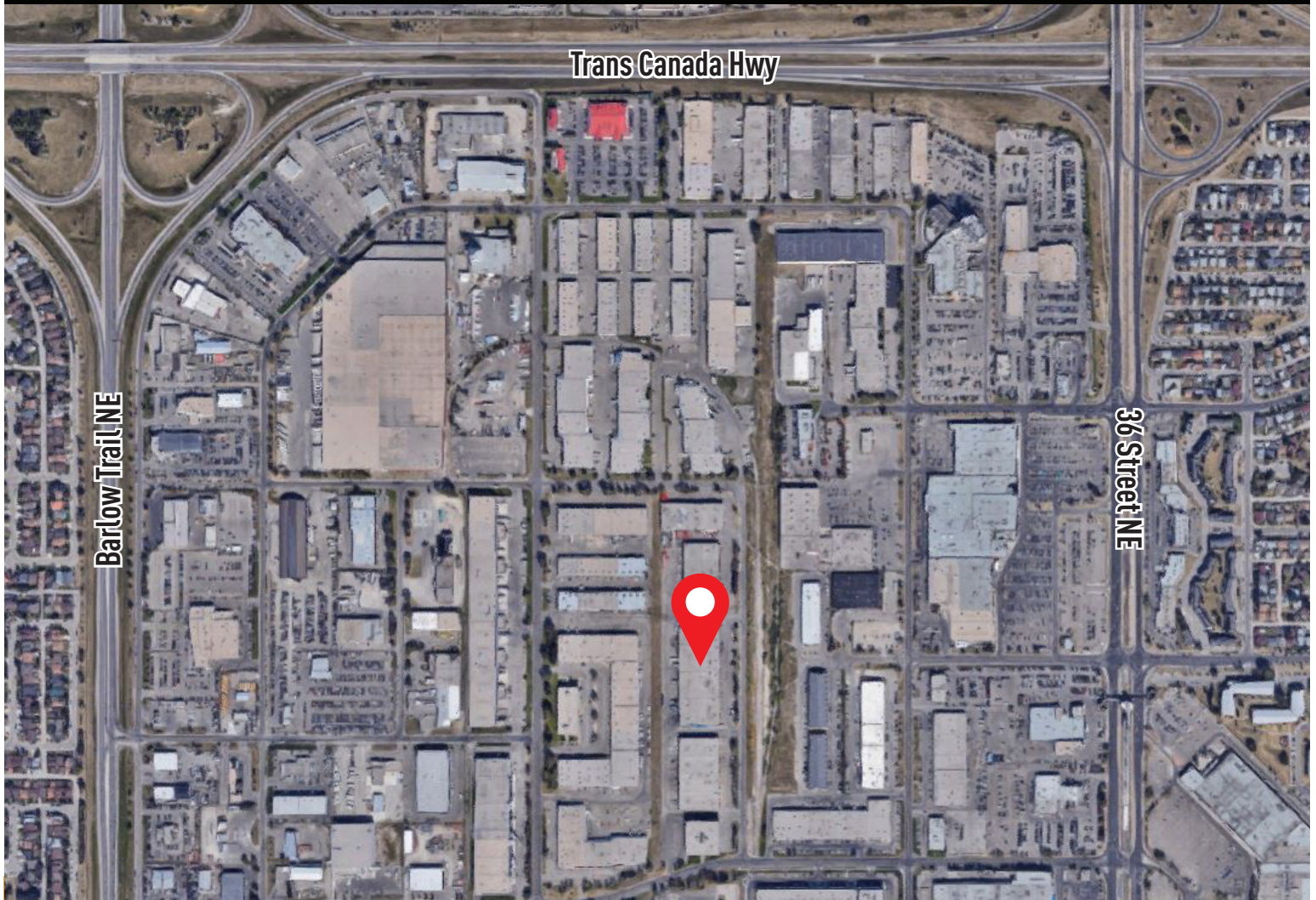
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AvenueCommercial.com

AVENUE | Commercial
Real Estate Solutions



LOCATION

11, 801 30 Street NE, Calgary, Alberta



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