

# FOR SUBLEASE

7151 - 44 STREET SE, CALGARY, AB



## PARTICULARS

District:	Foothills
Zoning:	I-G (Industrial General)
Area Available:	Office: 3,209 sf Warehouse: 73,489 sf 76,698 sf
Clear Height:	28'
Loading:	11 dock doors, 1 ramped drive in
Electrical:	TBV
Sublease Rate:	\$6.75 psf
Op. Costs:	\$3.12 psf (2018)
Headlease Expiry:	May 30, 2019

## COMMENTS

- Built in 1998
- Build out includes 11 private offices, boardroom, and lunchroom
- Front loading building with ample parking
- CP Rail spur with 3 active rail doors
- Dock levellers with seals
- ESFR sprinklers
- Forklift charging area
- Racking negotiable



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Real Estate  
Solutions



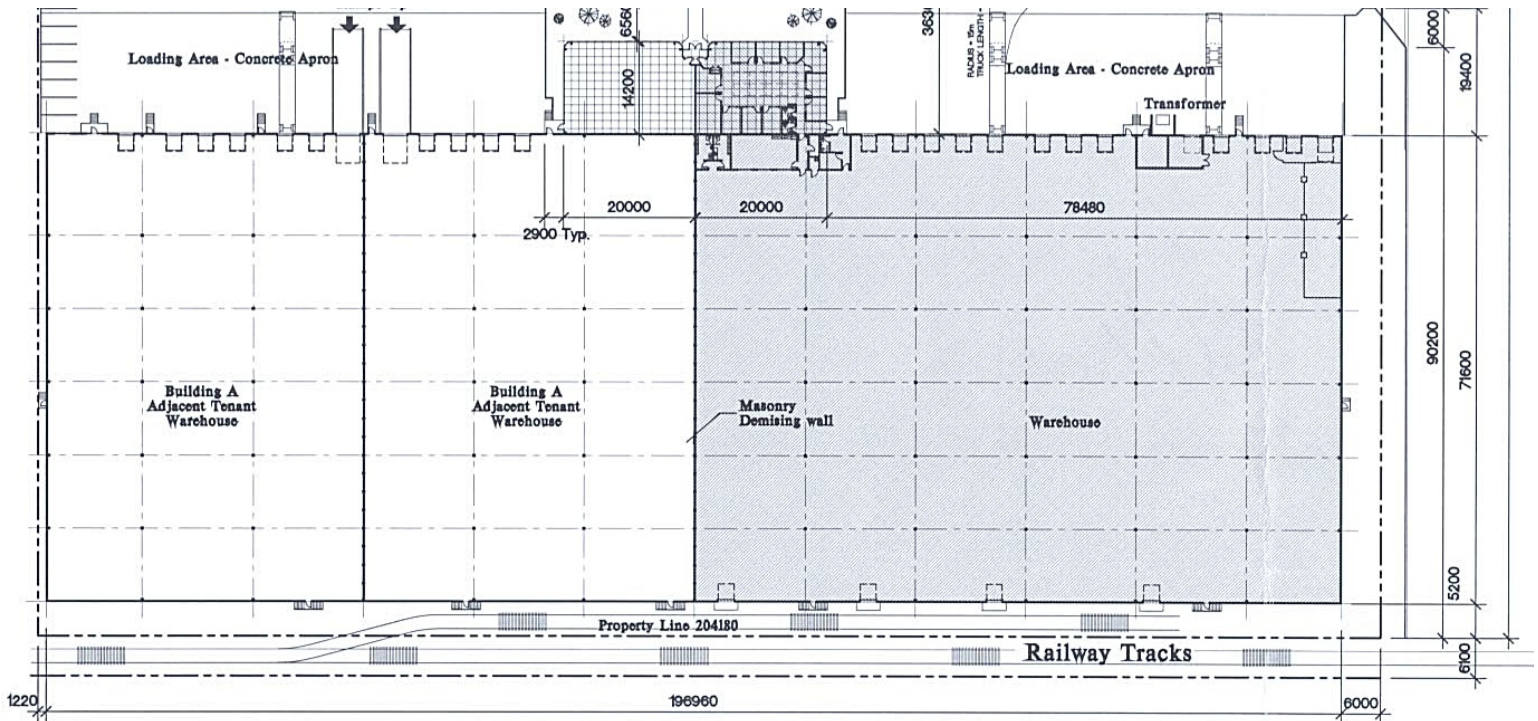
For more information or to view,  
PLEASE CONTACT:

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## FLOOR PLAN



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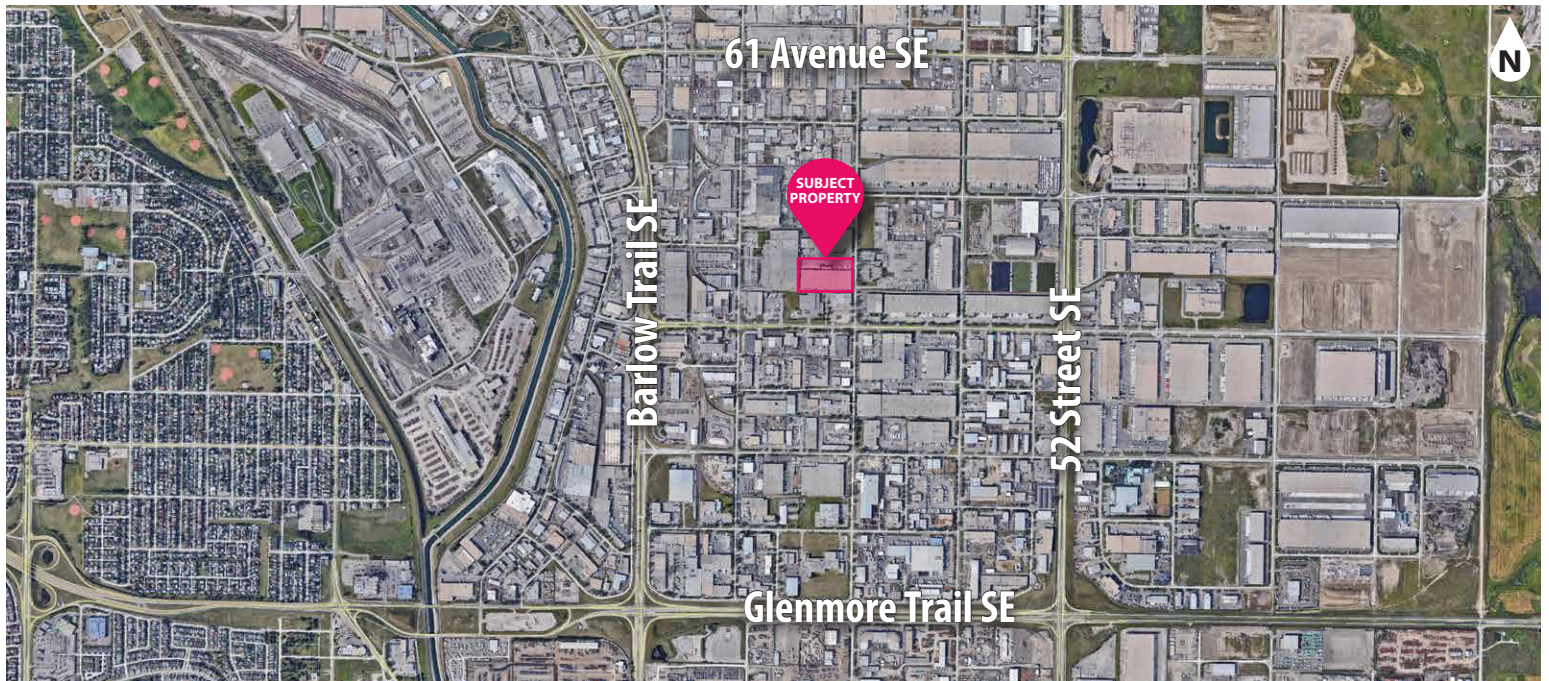


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