



FOR SUBLEASE



6803 - 30 Street SE

CONTACT: J.D. GLENN

REALCORP INC.

4333-75 Avenue S.E. Calgary, Alberta T2C 2K8

Phone: 403 279-0000 Cellphone: 403 540-7420 J.D.

The information has been obtained from the owners or from other sources deemed reliable. We have no doubt the accuracy, however, we are unable to guarantee it. All quoted prices and/or rates do not include the Goods and Services Tax. (All properties are subject to change and/or withdrawal without notice)

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6803 – 30 Street S.E. Calgary, Alberta

15,603 +/- SQUARE FEET INDUSTRIAL OFFICE/WAREHOUSE SPACE

Great warehouse for logistics with lots of dock doors and yard area.

DISTRICT: Foothills Industrial Park

ZONING: I-G (General Light Industrial)

SIZE: **Office:** 1,650 square feet (+/-)
 Warehouse: 13,953 square feet (+/-)
 Total 15,603 square feet (+/-)

CEILING HEIGHT: 20 feet + / -

ELECTRICAL: 100 Amps (To Be Verified)

MECHANICAL: Furnace in office.
O/H heater in Warehouse

SUBLEASE TERM: till October 31, 2027

PARKING: width of bay on the east side

LOADING: 15 docks and a ramped drive-in.

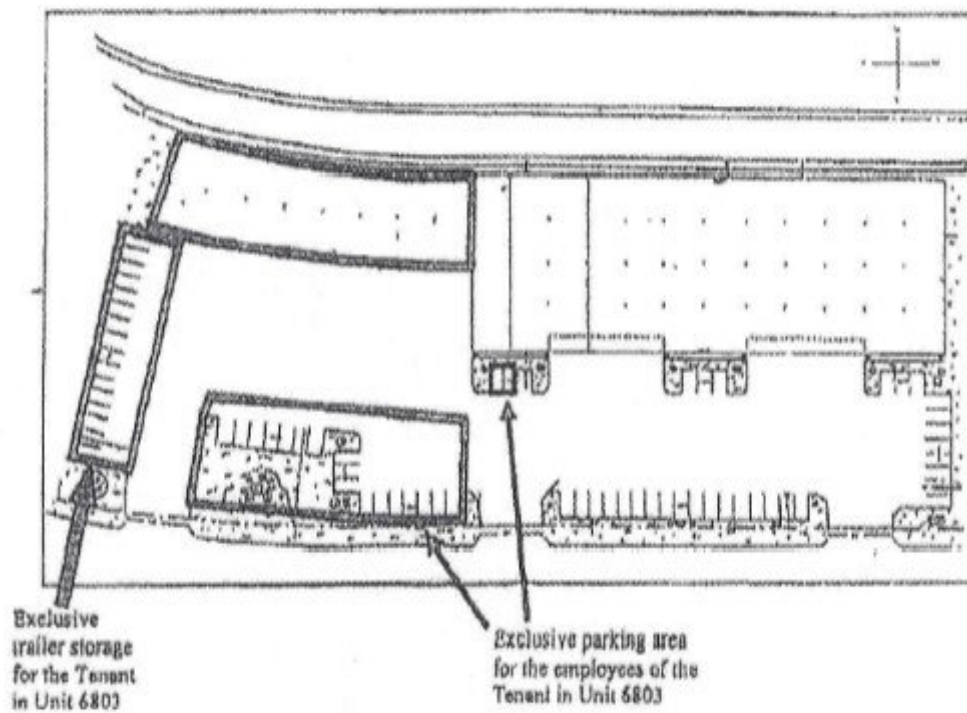
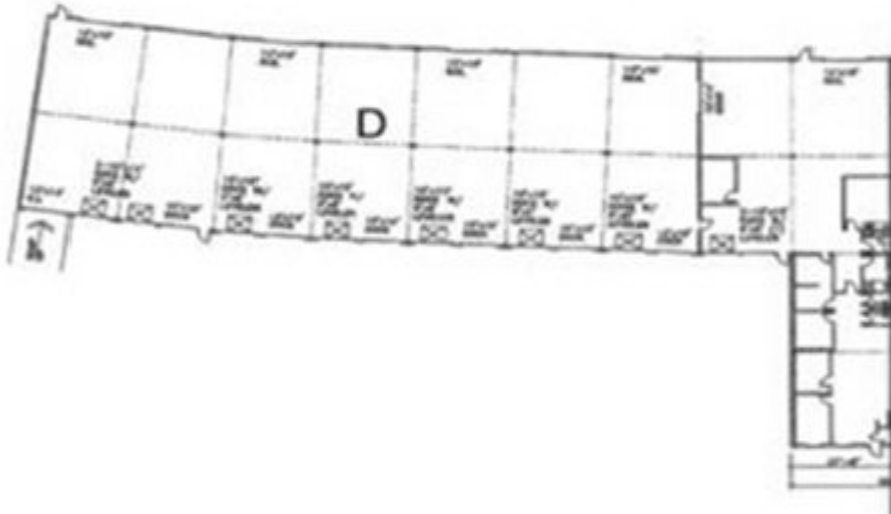
SUBLEASE RATE: \$9.50 per square foot till Oct 31, 2026.
(\$12,352.38 + G.S.T per month)
\$9.75 per square foot till Oct 31, 2027
(\$12,677.44 + G.S.T per month)

OPERATING COSTS: \$5.50 per square foot
(\$7,151.38 + G.S.T. per month)
NOT INCLUDING UTILITIES

AVAILABILITY: 60 days

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For illustration purposes only, not to scale.

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