

FOR SUBLEASE

3,191 sf Warehouse Storage Space with Dock Door



Unit 10, 2175 - 29 Street NE

Rare opportunity to sublease 3,191 sf industrial storage space in Sunridge Business Park

Photo Source: CoStar Group

Contact:

Damon Harmon, CPA, CGA
403.875.3133
dharmon@cresa.com

Alex Tello
587.500.1665
atello@cresa.com

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Property Profile

Subpremises:	3,191 sf
Sublandlord:	Kindred Connections Society
Asking Rate:	Market sublease rates
Op Costs:	\$7.97 per sf
T.I.A.:	As-is
Availability:	Immediately
Term Expiry:	August 30, 2031
Parking:	Up to 10 surface stalls, Free of charge
Loading:	1, 10' x 8' dock door
Ceiling Height:	24'3", warehouse/dock area 10'11", front area
Power:	400 amps, 347/600 volts

Property Information

Excellent use for companies requiring additional industrial storage space.

No washrooms in the facility; only permitted use is storage.

Separate entrance located at the back of the building adjacent to dock door.

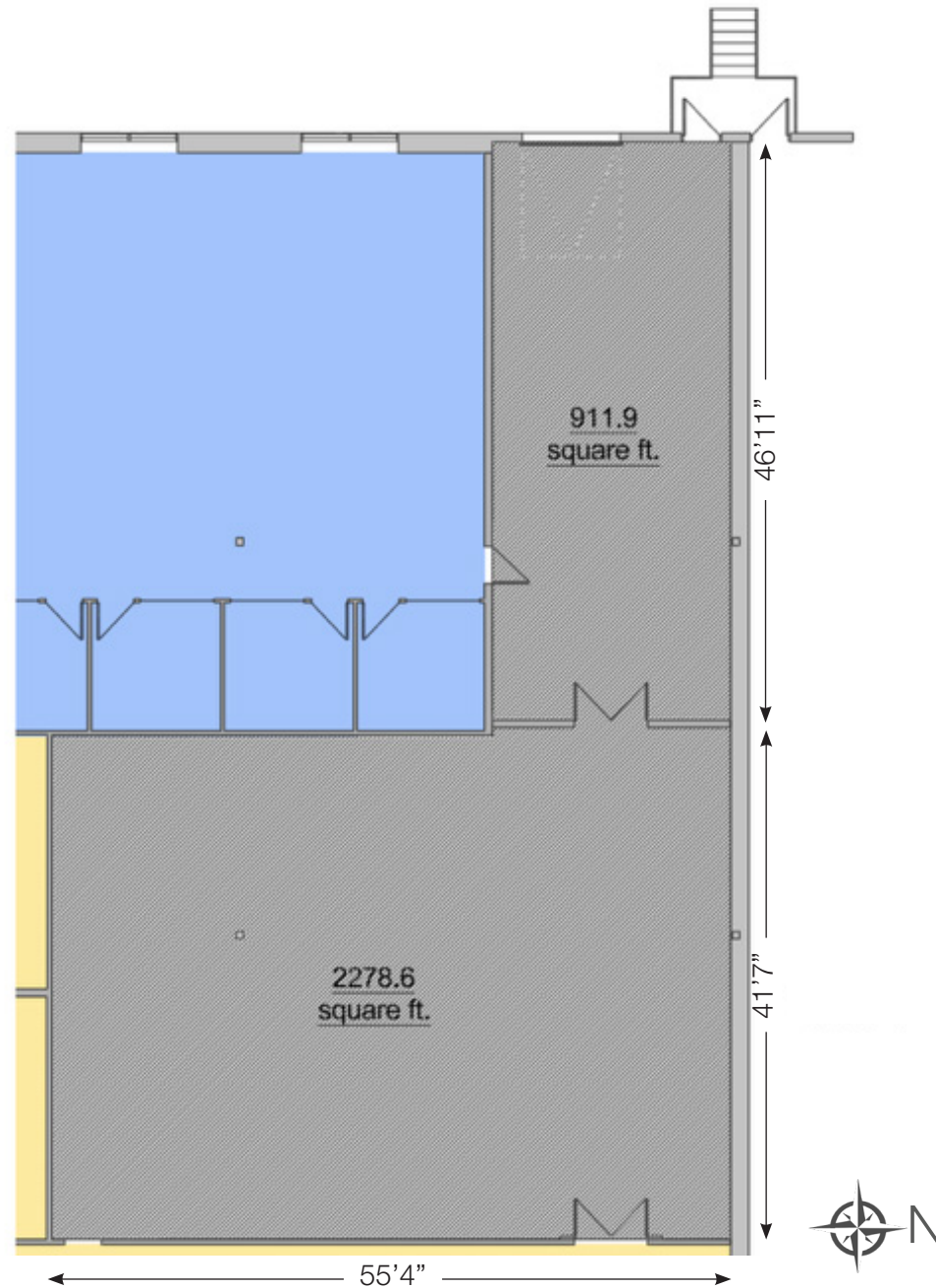
Space is clean and move-in ready.

Located in Sunridge Business Park with easy access to and from the building via Sunridge Way NE, 16th Avenue NE, Barlow Trail NE.

Several amenities located in the immediate area including retail, restaurants, eateries, coffee shops, GoodLife Fitness, Sunridge Mall.



UNIT 133, 10760 - 25 STREET NE



UNIT 10, 2175 - 29 STREET NE



Drive Times & Amenities

- Less than 5 minute drive-time to Barlow Trail and 16th Avenue.
- 6 minute drive-time to Deerfoot Trail
- 15 minute drive-time to Calgary International Airport
- Several amenities located within a 10 minute drive-time include Sunridge Mall, GoodLife Fitness, banking services, restaurants/eateries.

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324 - 8 Avenue SW, Suite 1550 | Calgary, AB T2P 2Z2 | 403.571.8080 cresa.com

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