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## **13, 10099 15 STREET NE FOR LEASE**

Commercial Real Estate > Commercial Property for Lease



**Location**Calgary, Alberta

Listing ID: 30955

MLS ID: A2230957

\$12.10



<sup>△</sup> ILYA RAYKHLIN

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RE/MAX House of Real Estate

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13, 10099 15 Street NE, Calgary, Alberta T3J 0T7

**Transaction Type** 

For Lease

Lease Frequency

Annually

Subdivision Stoney 2

Structure Type Warehouse

Office (Sq. Ft.) 1680.0000

Footprint (Sq. Ft.) 26736

Reports
Formal Lease

**Days On Market** 

126

Lease Term Remaining

60

**Building Type**Warehouse

Property Type Commercial

Building Area (Sq. Ft.)

26736.00

Inclusions

N/A

Lease Amount

12.10

Sub Lease

1

Year Built 2018

**Property Sub Type** 

Warehouse

Building Area (Sq. M.)

2483.84

Restrictions

Airspace Restriction,Landlord Approval,Lease Restriction

Rare and immediate opportunity for a long-term sublease in a modern industrial building close to Deerfoot Trail and the Calgary Airport. The bay measures 26,736 square feet, of which 1,680 square feet is office and 25,056 square feet is warehouse area. The Net Rent is far below the current market rate for newer warehouse properties in the NE, particularly given the highly desirable features of this unit which also include dock and drive-in loading doors, LED lighting on motion sensors, charging area for forklifts, an extremely high electrical supply, and hydraulic dock levelers. Sublease term expires May 31, 2030. Operating Costs for 2025 are \$6.38 per square foot. AUTOMOTIVE AND RECREATIONAL USES WILL NOT BE CONSIDERED.

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