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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**



 **ILYA RAYKHLIN**  
 (403) 999-2277

 RE/MAX House of Real Estate  
 403-287-3880

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

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 2	<b>Lease Amount</b> 12.10
<b>Lease Frequency</b> Annually	<b>Lease Term Remaining</b> 60	<b>Sub Lease</b> 1
<b>Subdivision</b> Stoney 2	<b>Building Type</b> Warehouse	<b>Year Built</b> 2018
<b>Structure Type</b> Warehouse	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Warehouse
<b>Office (Sq. Ft.)</b> 1680.0000	<b>Building Area (Sq. Ft.)</b> 26736.00	<b>Building Area (Sq. M.)</b> 2483.84
<b>Footprint (Sq. Ft.)</b> 26736	<b>Inclusions</b> N/A	<b>Restrictions</b> Airspace Restriction, Landlord Approval, Lease Restriction
<b>Reports</b> Formal Lease		

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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