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110, 2730 39 AVENUE NE FOR LEASE



Commercial Real Estate > Commercial Property for Lease



Location
Calgary, Alberta



Listing ID:
32118


MLS ID:
A2257030

\$11.95



 **ILYA RAYKHLIN**
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 403-287-3880

 110, 2730 39 Avenue NE, Calgary , Alberta T1Y 7H6

Transaction Type For Lease	Days On Market 207	Lease Amount 11.95
Lease Frequency Annually	Lease Term Remaining 70	Sub Lease 1
Subdivision Horizon	Building Type Warehouse	Year Built 2000
Structure Type Warehouse	Property Type Commercial	Property Sub Type Warehouse
Office (Sq. Ft.) 2738.0000	Building Area (Sq. Ft.) 15301.00	Building Area (Sq. M.) 1421.50
Inclusions N/A	Restrictions Airspace Restriction, Landlord Approval	Reports None

Great opportunity to sublease newly-renovated distribution space in a modern industrial building close to the Calgary Airport and right by Walmart Canada's logistics centre. The Net Rent is below the current market rate for warehouse properties in the NE, particularly given the desirable features of this unit, which include an ESFR sprinkler system, dock and drive-in loading doors, 200 amps at 600 volts of electrical service (TBV), and automatic dock levelers. Sublandlord will NOT consider indoor recreational facilities, instructional facilities, places of worship, or automotive-related uses.

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