

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 110, 2730 39 AVENUE NE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**  
Calgary, Alberta



**Listing ID:**  
32118


**MLS ID:**  
A2257030

**\$13.25**



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

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

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

**Transaction Type**

For Lease

**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.

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.