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21, 2355 52 AVENUE SE FOR LEASE



Commercial Real Estate > Commercial Property for Lease



Location
Calgary, Alberta



Listing ID:
35439


MLS ID:
A2315499

\$12.75



 **BRENDON KITZUL**
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 KPLI Real Estate Corporation
 403-554-8453

 21, 2355 52 Avenue SE, Calgary , Alberta T2C 4X7

Transaction Type For Lease	Subdivision Valleyfield	Year Built 2008
Structure Type Industrial	Property Type Commercial	Property Sub Type Industrial
Building Area (Sq. Ft.) 8117.00	Building Area (Sq. M.) 754.09	Inclusions N/A
Restrictions Landlord Approval	Reports Floor Plans	

Industrial warehouse space available for sublease at 2355 52 Ave SE. Unit 21 offers 8,117 SF comprising approximately 7,447 SF of warehouse and 650 SF of office space. Features include 28' clear ceiling height, 2 dock doors with levellers, T5 warehouse lighting, and 200-amp/600-volt power. Zoned IG (Industrial General). Net rent below market; op costs TBV. Available immediately with 3 years and 7 months remaining on term. Well-connected location with direct access to Barlow Trail, Deerfoot Trail, Glenmore Trail, and Peigan Trail, minutes from downtown Calgary and a short drive to Calgary International Airport. Call Listing Agent for more details.

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