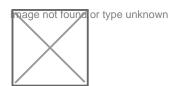


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## **13, 10099 15 STREET NE FOR LEASE**

Commercial Real Estate > Commercial Property for Lease



**Location**Calgary, Alberta

Listing ID: 28880

MLS ID: A2175491

\$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

**Transaction Type** 

For Lease

**Days On Market** 

223

**Lease Amount** 

12.10

**Lease Frequency** 

Annually

**Subdivision** Stoney 2 Building Type Warehouse

Year Built

2018

**Structure Type** Warehouse

Property Type Commercial

**Property Sub Type** 

Industrial

Office (Sq. Ft.) 1680.0000 Building Area (Sq. Ft.)

26736.00

Building Area (Sq. M.)

2483.84

Inclusions

N/A

Restrictions

Airspace Restriction,Landlord Approval,Lease Restriction

Reports

None

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 properties in the NE, particularly given the highly desirable features of this unit which also include LED lighting, a charging station for four 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 permitted.

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