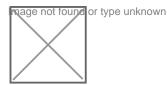


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

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

Commercial Real Estate > Commercial Property for Lease



**Location**Calgary, Alberta

Listing ID: 29232

MLS ID: A2192515

\$12.10



 $\stackrel{\circ}{=}$  ILYA RAYKHLIN

**2** (403) 999-2277

RE/MAX House of Real Estate

**403-287-3880** 

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

**Transaction Type** 

For Lease

**Days On Market** 

12.10

Lease Frequency

Annually

Zoning I-G

17

Subdivision

**Lease Amount** 

Stoney 2

**Building Type** 

Warehouse

Year Built 2018

Structure Type Warehouse

**Property Type** 

Commercial

**Property Sub Type** 

10120.00

Building Area (Sq. Ft.)

Building Area (Sq. M.)

940.17

Inclusions

Industrial

N/A

Restrictions

Airspace Restriction, Landlord Approval, Lease Restriction

Reports

Formal Lease

Rare and immediate opportunity to sublease space in a modern industrial building close to Deerfoot Trail and the Calgary Airport. The bay measures 10,120 square feet, of which approximately 2,000 square feet is office area, about 2,000 square feet is open lab space, and around 6,120 square feet is warehouse. The Net Rent is considerably below the current market rate for newer properties in this size range. The unit also includes LED lighting on motion sensors, a forklift charging station, a high electrical supply, and dock levelers. Sublease term expires May 31, 2030. Operating Costs for 2024 were \$6.07 per square foot, with the 2025 rate to be announced soon. Automotive and recreational uses will NOT be permitted.

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