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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



 **ILYA RAYKHLIN**
 (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 17	Lease Amount 12.10
Lease Frequency Annually	Zoning I-G	Subdivision Stoney 2
Building Type Warehouse	Year Built 2018	Structure Type Warehouse
Property Type Commercial	Property Sub Type Industrial	Building Area (Sq. Ft.) 10120.00
Building Area (Sq. M.) 940.17	Inclusions 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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