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13, 10099 15 STREET NE FOR LEASE

Commercial Real Estate > Commercial Property for Lease




Location
Calgary, Alberta



Listing ID:
30955


MLS ID:
A2230957

\$12.10



 **ILYA RAYKHLIN**
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 13, 10099 15 Street NE, Calgary , Alberta T3J 0T7

Transaction Type For Lease	Days On Market 75	Lease Amount 12.10
Lease Frequency Annually	Lease Term Remaining 60	Sub Lease 1
Subdivision Stoney 2	Building Type Warehouse	Year Built 2018
Structure Type Warehouse	Property Type Commercial	Property Sub Type Warehouse
Office (Sq. Ft.) 1680.0000	Building Area (Sq. Ft.) 26736.00	Building Area (Sq. M.) 2483.84
Footprint (Sq. Ft.) 26736	Inclusions N/A	Restrictions Airspace Restriction, Landlord Approval, Lease Restriction
Reports Formal Lease		

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 warehouse properties in the NE, particularly given the highly desirable features of this unit which also include dock and drive-in loading doors, LED lighting on motion sensors, charging area for 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 CONSIDERED.

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