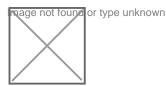


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

110, 2730 39 AVENUE NE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationCalgary, Alberta

Listing ID: 32118

MLS ID: A2257030

\$13.25



[△] ILYA RAYKHLIN

403) 999-2277

RE/MAX House of Real Estate

403-287-3880

rPr

110, 2730 39 Avenue NE, Calgary, Alberta T1Y 7H6

Transaction Type Days On Market Lease Amount

For Lease 29 13.25

Lease Frequency Lease Term Remaining Sub Lease

Annually 70 1

SubdivisionBuilding TypeYear BuiltHorizonWarehouse2000

Structure Type Property Type Property Sub Type

Warehouse Commercial Warehouse

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

2738.0000 15301.00 1421.50

InclusionsRestrictionsReportsN/AAirspace Restriction, Landlord ApprovalNone

Great opportunity to sublease newly-renovated distribution space in a modern industrial building close to the Calgary Airport and right by Walmart Canada's logistics centre. The Net Rent is below the current market rate for warehouse properties in the NE, particularly given the desirable features of this unit, which include an ESFR sprinkler system, dock and drive-in loading doors, 200 amps at 600 volts of electrical service (TBV), and automatic dock levelers. Sublandlord will NOT consider indoor recreational facilities, instructional facilities, places of worship, or automative-related uses.

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