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## 110, 2730 39 AVENUE NE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**  
Calgary, Alberta



**Listing ID:**  
32118


**MLS ID:**  
A2257030

**\$13.25**



 **ILYA RAYKHLIN**  
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 403-287-3880

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

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 29	<b>Lease Amount</b> 13.25
<b>Lease Frequency</b> Annually	<b>Lease Term Remaining</b> 70	<b>Sub Lease</b> 1
<b>Subdivision</b> Horizon	<b>Building Type</b> Warehouse	<b>Year Built</b> 2000
<b>Structure Type</b> Warehouse	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Warehouse
<b>Office (Sq. Ft.)</b> 2738.0000	<b>Building Area (Sq. Ft.)</b> 15301.00	<b>Building Area (Sq. M.)</b> 1421.50
<b>Inclusions</b> N/A	<b>Restrictions</b> Airspace Restriction, Landlord Approval	<b>Reports</b> None

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 automotive-related uses.

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