

60, 2175 29 Street NE  
Calgary, Alberta

MLS # A2178679



**\$10,094 per month**

Division: Sunridge

Type: Warehouse

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 113,376 sq.ft.

Zoning: I-G

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 3.48 Acres

Sewer: -

Lot Feat: -

Inclusions: See Remarks

Prime industrial space located in Sunridge available for Sublease (current tenant moving to a new location). Sublease rate is below current headlease offerings. The property comes with a highly functional ratio of shop to offices, being a total of 10,533 sf with 9,013 sf of warehouse/shop and 1,520 sf of office. The warehouse/shop is serviced by two dock loading doors with a leveler and a large marshalling area allowing for any truck/trailer to gain access. This property also comes equipped with sprinklers, heavy power, air hoses throughout, air conditioned warehouse/shop, ample parking, and is professionally managed. The property is versatile and functional for many different uses ranging manufacturing to distribution and everything in between.