

## 3,000 SF INDUSTRIAL BAY

// Rare Small Bay Opportunity

# FOR SUBLEASE

**4800 - 104 Avenue SE, Unit 109**

Calgary, AB



### Lead Broker

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Commercial Real Estate Advisors

# PROPERTY HIGHLIGHTS // 4800 104 Avenue SE, Unit 109

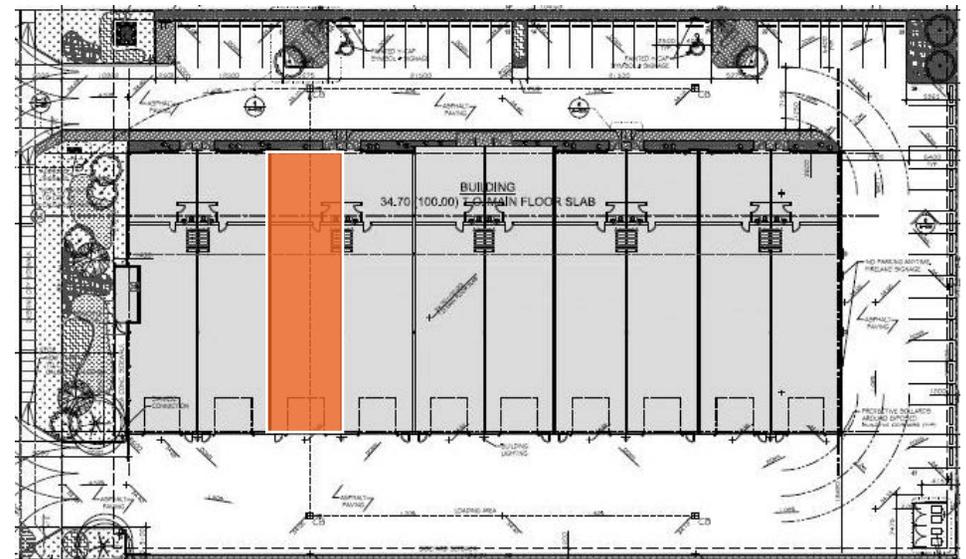
## LEASE DETAILS

<b>District:</b>	East Shepard Industrial	
<b>Zoning:</b>	I-G (Industrial General)	
<b>Square Footage Breakdown:</b>	Office:	± 745 SF
	Warehouse:	± 2,255 SF
	Total:	± <b>3,000 SF</b>
	Storage Mezzanine:	1,030 SF
	*Free of charge	
<b>Clear Height:</b>	21'	
<b>Loading:</b>	1 Drive-in (14'w x 14'h)	
<b>Power:</b>	100 Amps (TBV)	
<b>Sublease Rate:</b>	11.50 PSF	
<b>Operating Costs (Est. 2024):</b>	\$9.75 PSF	
<b>Sublease Term:</b>	June 30, 2026	
<b>Availability:</b>	Negotiable	

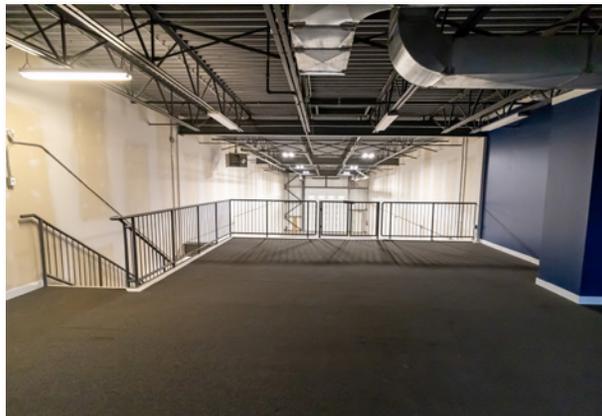
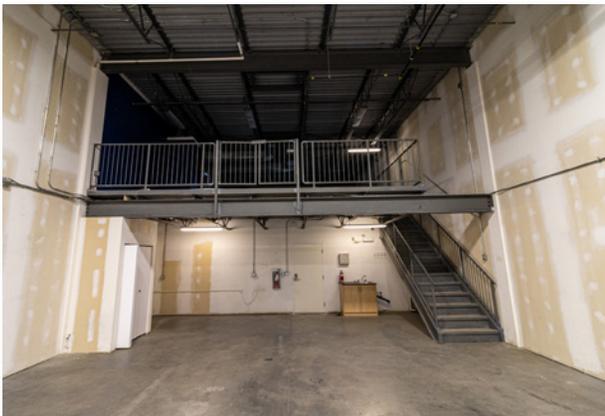
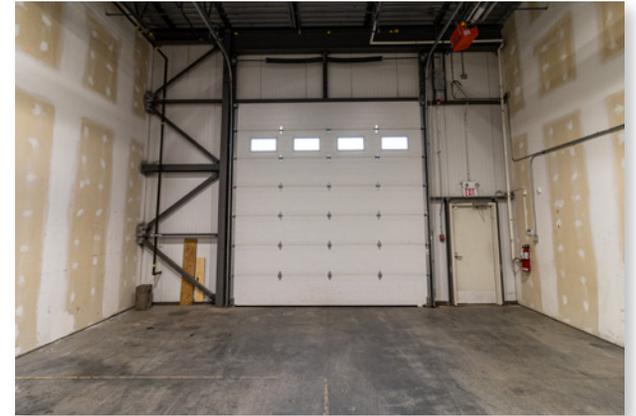
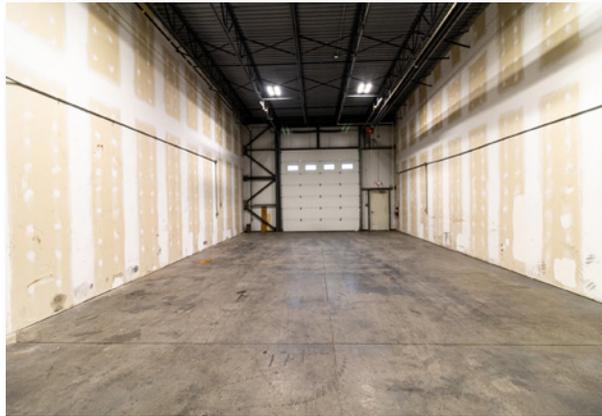


## PROPERTY OVERVIEW

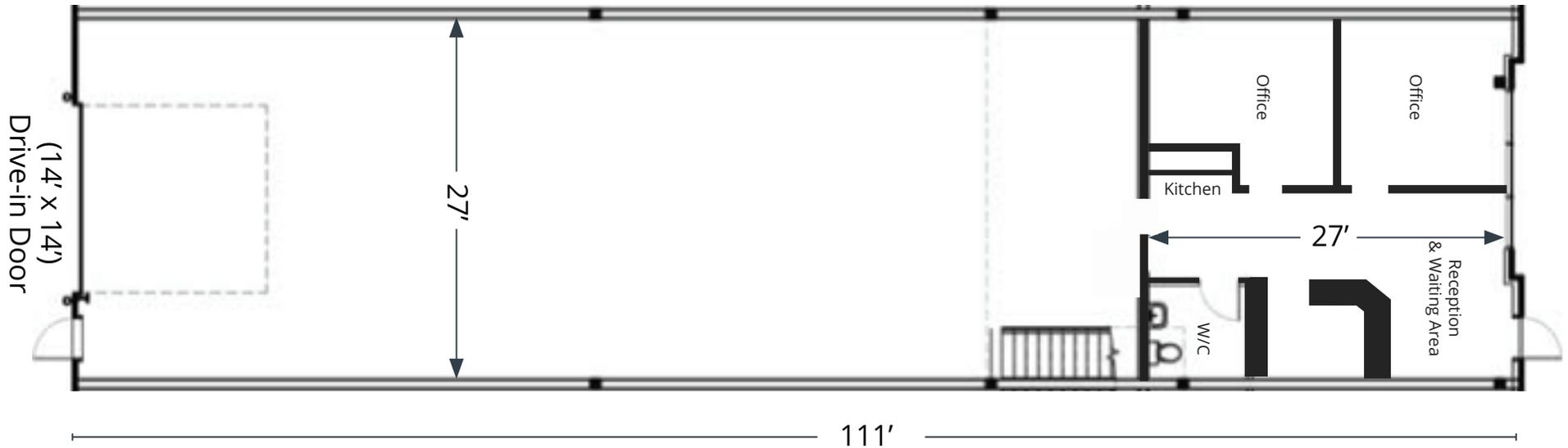
- Small bay sublease opportunity
- Office space consists of front reception area, two private offices and one barrier free washroom
- LED lighting in warehouse
- Bonus 1,030 SF of concrete storage mezzanine (free of charge)
- Building constructed in 2009
- Close proximity to 106 Avenue SE, Barlow Trail SE, 52 Street SE and Deerfoot Trail SE



# PROPERTY PICTURES // 2165 - 41 Avenue NE



# FLOOR PLAN



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