



Horizon

4416 - 4428 10 Street NE | Calgary, AB

PROPERTY HIGHLIGHTS

- 20,177 SF of warehouse and office space located in Horizon in the north east.
- Exposure To Deerfoot trail and located near major transportation routes such as McKnight Boulevard.
- Building owned and operated by Dream Industrial
- High ratio of warehouse to office space.
- Loading depth can accommodate 40 foot trailers. Southern dock doors may accommodate 53 foot trailers, contact agent for more details.

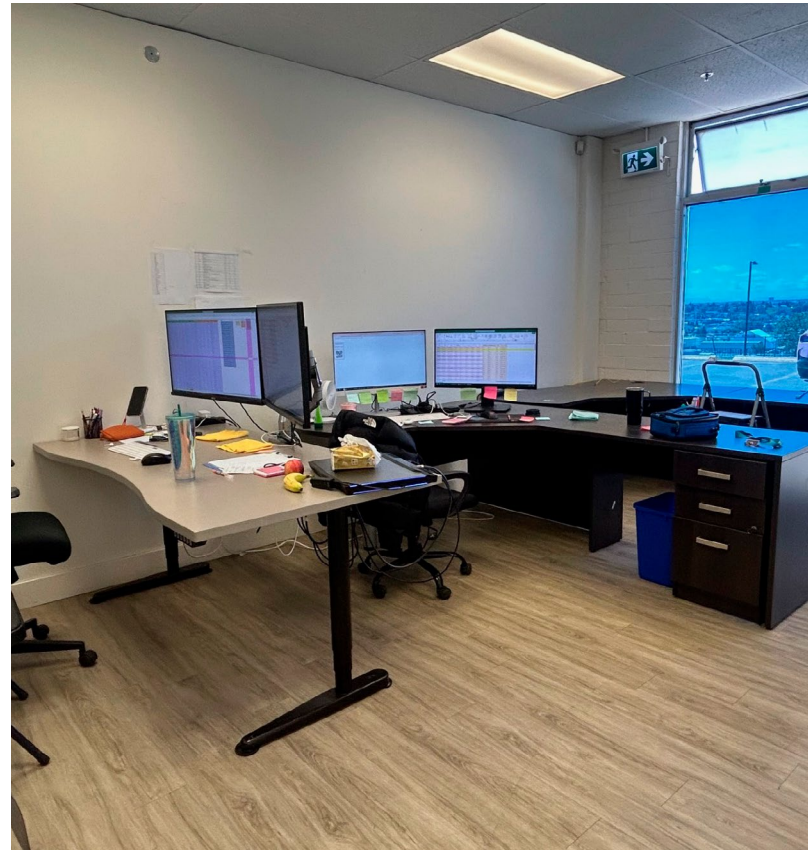
PROPERTY DETAILS

Office Space	2,000 ± SF
Total Space	20,177 ± SF
Submarket	Horizon
Zoning	I-G
Year Built	1974
Power	300 amps
Ceiling Height	16'
Loading	7 Dock Doors
Sprinklers	ESFR
Operating Costs	\$7.63 PSF
Sublease Rate	\$10.00 PSF
Sublease Expiry	November 30, 2026
Available	March 2025

FOR SUBLEASE

20,177 SF

Office / Warehouse Space



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 20,177 SF
 Office / Warehouse Space

Floor Plan

