

20,177 SF

Office / Warehouse Space



PROPERTY HIGHLIGHTS

 20,177 SF of warehouse and office space located in Horizon in the north east.

4416 - 4428 10 Street NE | Calgary, AB

- 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 $20,177 \pm SF$

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



20,177 SF

Office / Warehouse Space













BRODY BUTCHART

Senior Associate (403) 389 7857 bbutchart@naiadvent.com

JAMIE COULTER

Vice President / Partner (403) 835 1535 jcoulter@naiadvent.com

KAILE LANDRY

Associate (403) 669-3050 klandry@naiadvent.com

JENNIFER MYLES

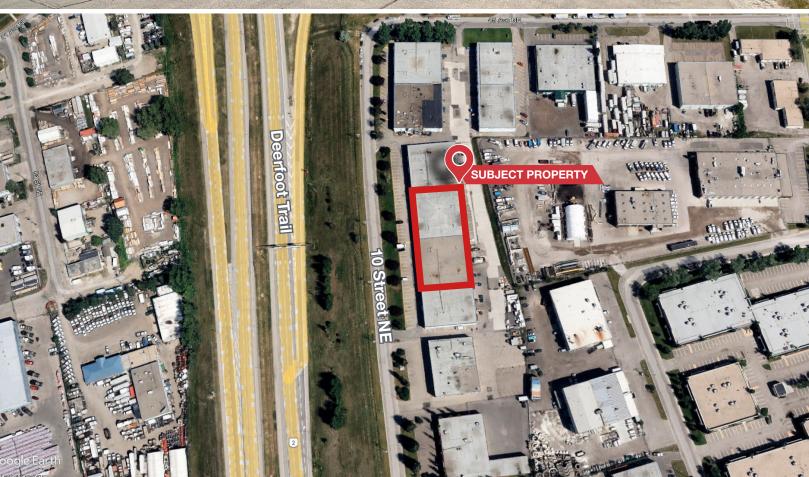
Associate (403) 975-2616 jmyles@naiadvent.com

20,177 SF

Office / Warehouse Space









BRODY BUTCHART

Senior Associate (403) 389 7857 bbutchart@naiadvent.com

JAMIE COULTER

Vice President / Partner (403) 835 1535 jcoulter@naiadvent.com

KAILE LANDRY

Associate (403) 669-3050 klandry@naiadvent.com

JENNIFER MYLES

Associate (403) 975-2616 jmyles@naiadvent.com

20,177 SF

Office / Warehouse Space



Floor Plan

