



Office Unit / Yard

610 70 Avenue SE | Unit AD | Calgary, Alberta

Property Details

DISTRICT	Glenmore Business Park
ZONING	I-G
YEAR BUILT	1980
CEILING HEIGHT	9 Feet
LOADING	1 Dock Door
POWER	100 Amps (TBV)
OFFICE SIZE	2,517 ± SF
YARD SIZE	5,000 ± SF
TOTAL SIZE	7,517 ± SF
OFFICE SUBLEASE RATE	\$10.00 PSF
OP COSTS	\$8.81 PSF
YARD SUBLEASE RATE	\$1.00 PSF Gross
SUBLEASE TERM	Until June 30, 2026

Property Highlights

- 2,517 square foot office unit with minimal warehouse, a dock door and 5,000 square feet of yard space currently being used for trailer parking
- Includes 7 private offices, common area washrooms, and a loading dock
- Located within the Glenmore Business Park owned and operated by Dream Industrial
- Quick access to Glenmore, Blackfoot and Deerfoot Trail
- Close to numerous amenities such as Deerfoot Meadows, Heritage Square, and Calgary Farmers Market

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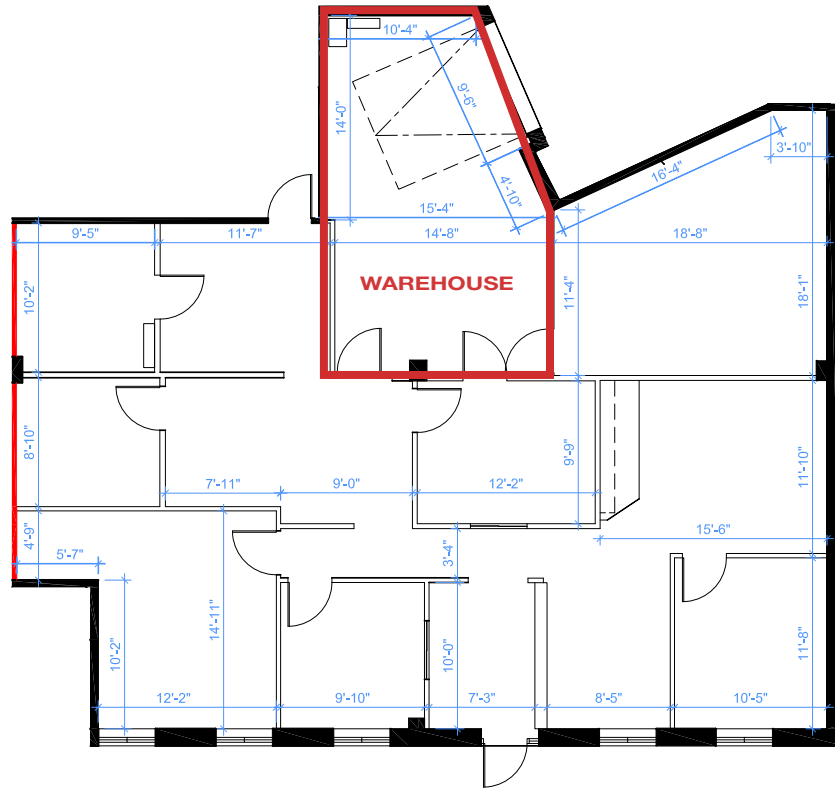
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FOR SUBLEASE

2,517 ± SF Office Unit

5,000 ± SF Yard

Floor Plan



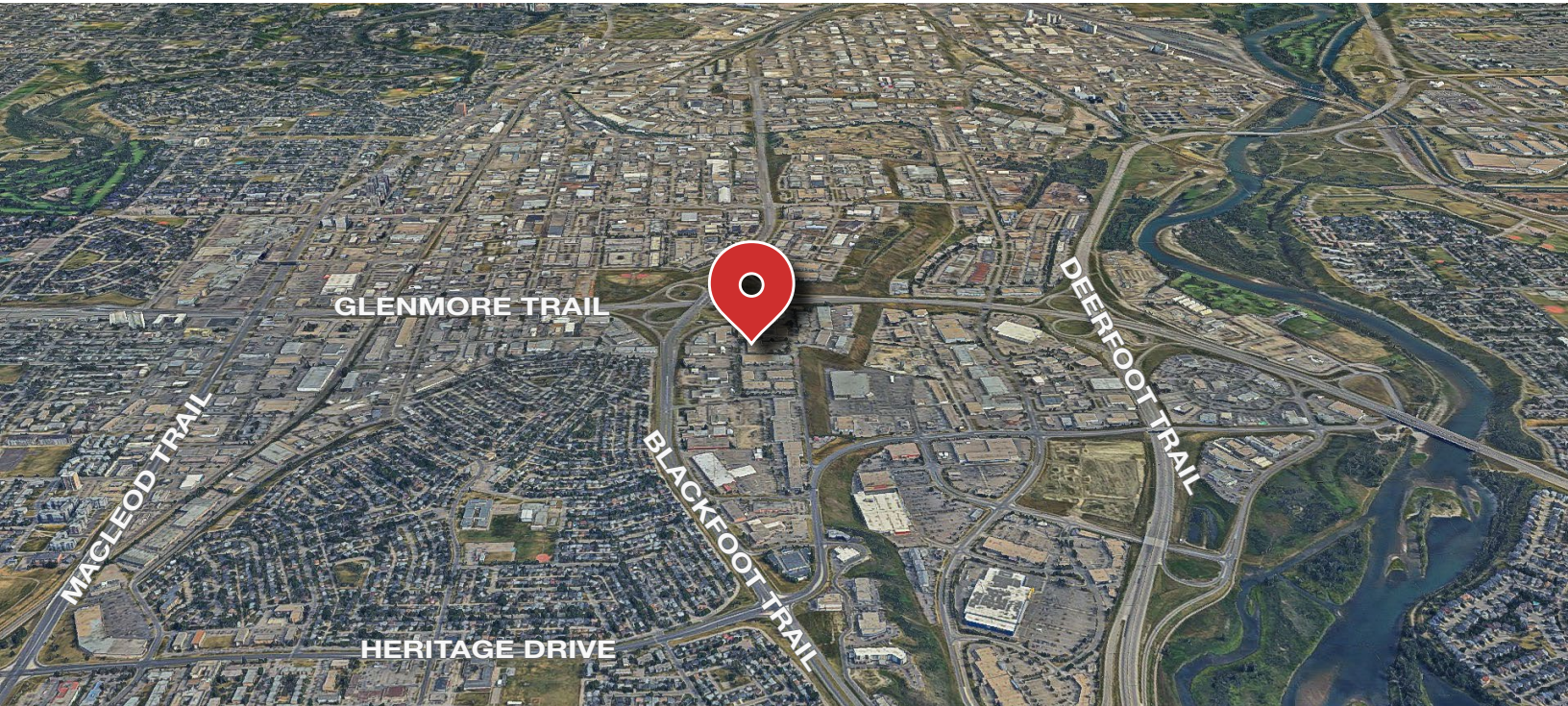
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