



For Sub-Sublease

Industrial Flex Bay

±10,865 SF | Unit 40, 4900 64 Avenue SE, Calgary, AB T2C 4V3 | Foothills

PROPERTY HIGHLIGHTS

- » Functional ±10,865 SF industrial bay available for sub-sublease in Calgary's established Foothills Industrial district.
- » Excellent southeast Calgary location with quick access to 61 Avenue SE, 52 Street SE, Glenmore Trail, Peigan Trail, Stoney Trail and Barlow Trail.
- » Efficient warehouse configuration with approximately 28' clear ceiling height.
- » The unit features three dock loading doors equipped with levelers.
- » LED warehouse lighting and ESFR sprinkler system in place.
- » Well-appointed office area with HVAC rooftop units.
- » Ample double-row parking available onsite.
- » Existing warehouse racking may be available on a negotiable basis.

For more info,
please contact:



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SUB-SUBLEASE DETAILS

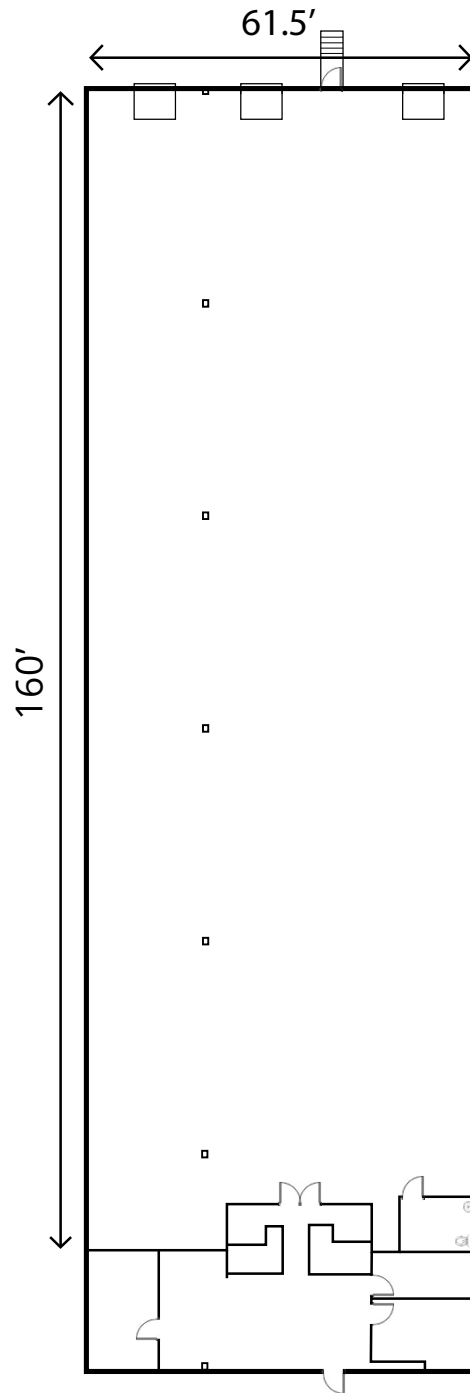
ZONING	I-G (Industrial General)	SUB-SUBLEASE RATE	Market
UNIT SIZE	±10,865 SF	OP COSTS	\$7.19 PSF
CEILING HEIGHT	28' Clear	TERM EXPIRY	July 29, 2029
LOADING	3 (8' x 10') dock doors with levelers	OCCUPANCY	30 Days
POWER	300 Amp, 600 Volt, 3 Phase (TBV)	RACKING	Negotiable
LIGHTING	LED	SPRINKLERS	ESFR

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PROPERTY FLOOR PLAN



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