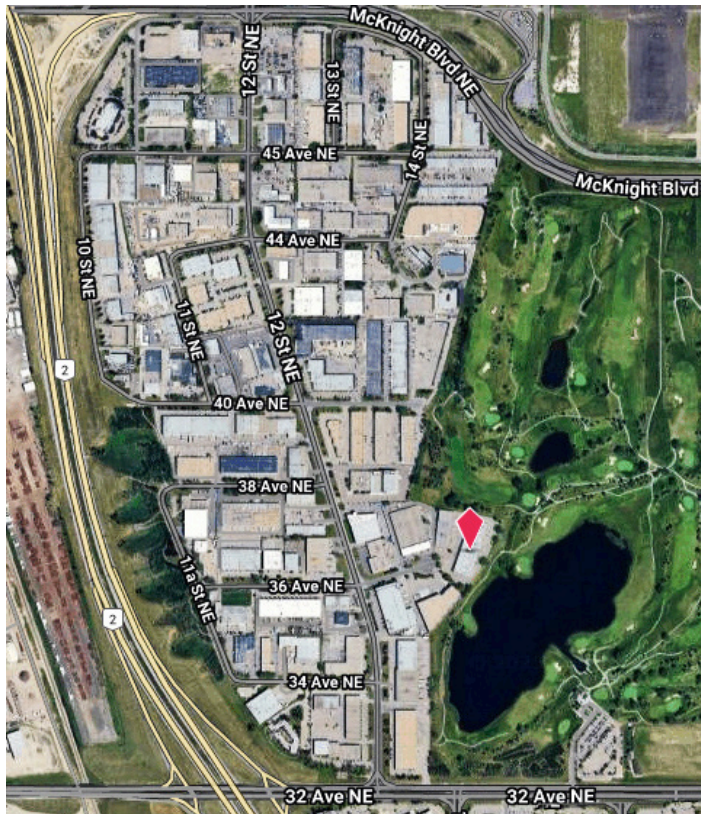


FOR SUBLEASE

WAREHOUSE & OFFICE 1338 36 Avenue NE



1338 - 36 Avenue NE Building B Bays 124, 126 & 128

11,268 s.f. dock-load warehouse
space plus showroom

Central McCall location fronting
onto golf course

Located minutes from Deerfoot Trail,
Barlow Trail, 32 Avenue NE, Sunridge
Mall and Calgary International Airport.

FOR SUBLEASE

WAREHOUSE & OFFICE 1338 36 Avenue NE

DETAILS

Landlord:	Westfield McCall Lake Industrial Ltd
Sublandlord:	Microserve 341234 BC Ltd.
Term:	May 2028
Available:	30 - 60 days
Lease Rate:	Aggressive Sublease Market Rates
Op Costs & Taxes:	\$10.72 PSF
District:	McCall Industrial Park
Zoning:	I-G (Industrial General)
Bay Size:	11,268 SF
Cieling Height:	21' clear
Power:	100 amp, 250 volt (TBV)
Heating:	Gas fired unit heaters & rooftop HVAC
Lighting:	LED in warehouse
Power:	100 amp, 250 volt (TBV)

CONTACT:

CORE
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Gary McKelvie
1.403.680 4545

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Loading: 3 - (8' x 8'8") dock doors

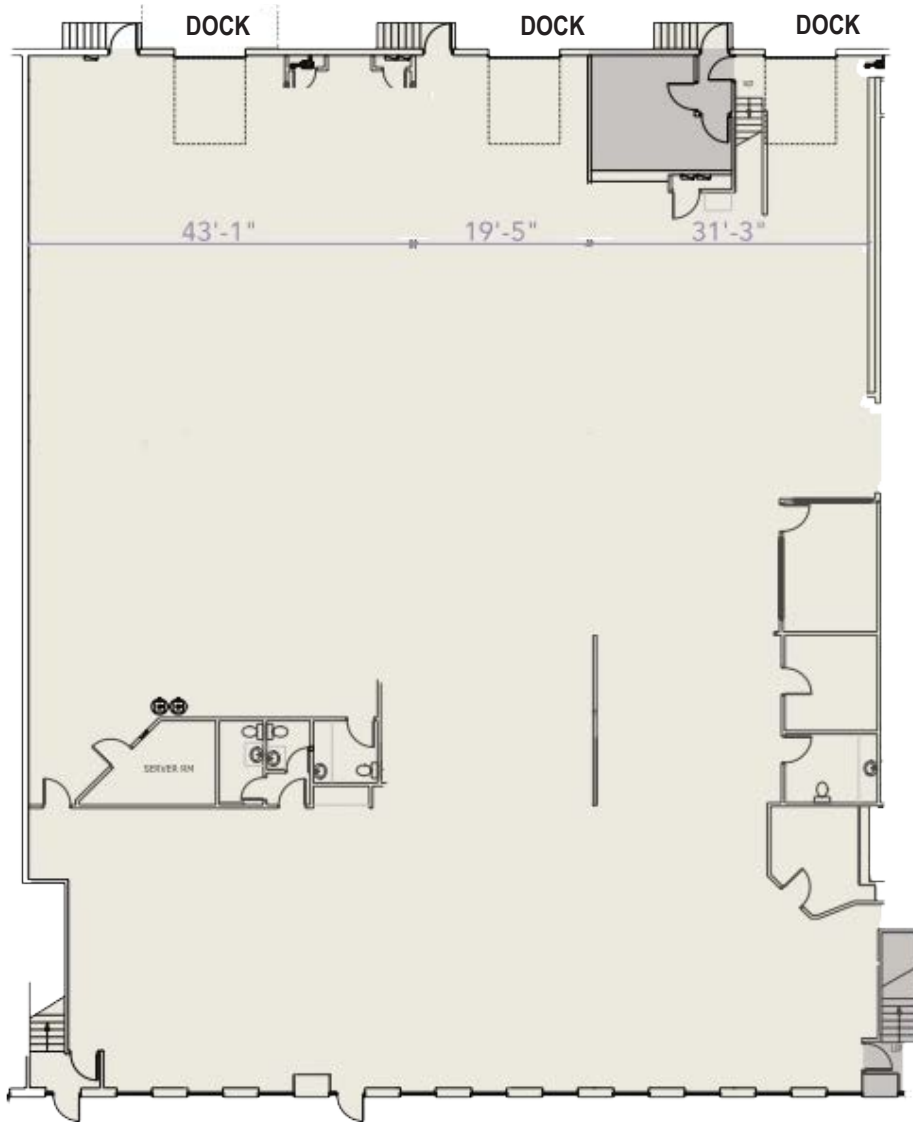


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Canada Place
830, 407 2nd Street SW
Calgary, AB T2P 2Y3

FOR SUBLEASE

WAREHOUSE & OFFICE 1338 36 Avenue NE



**FLOOR PLAN
11,268 SF**



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FOR SUBLEASE

WAREHOUSE & OFFICE 1338 36 Avenue NE

The property provides direct connections to major transportation routes, including Deerfoot Trail, Barlow Trail, and 32 Avenue NE.

Deerfoot Trail →3 minutes

Trans Canada Highway→6 minutes

Sunridge mall→8 minutes

Calgary Airport→15 minutes

Downtown Calgary→15 minutes

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