



OPPORTUNITY SUMMARY

Position your business in a small industrial bay strategically located in the heart of Calgary. These two adjacent bays (2,000 SF and 2,100 SF - TBV) can be seamlessly combined for a total of 4,100 SF (TBV) or taken separately. This opportunity offers a functional blend of office and shop space to suit a wide range of operational needs. The bays features one drive-in door each and have access to yard/marshalling areas, providing excellent maneuverability and on-site storage capacity. The sublease term runs through October 31, 2028.

PROPERTY HIGHLIGHTS

- » Centrally located with quick access to major routes.
- » Rare combination of functional space and extended marshalling area.
- » Cost-effective solution with below-market operating expenses.

March 11, 2026

LEASE DETAILS

TOTAL AREA	±4,100 SF (TBV)
BAY 1	±2,000 SF (TBV)
BAY 2	±2,100 SF (TBV)
ZONING	I-G (Industrial General)
LOADING	1 drive-in door per bay
CEILING HEIGHT	16' Clear
POWER	TBD or standard as per unit
LEASE RATE	\$12.50 PSF with escalation
OP COSTS	\$4.20 PSF (TBV)
SUBLEASE TERM	Headlease to Oct 31, 2028
AVAILABLE	30 Days (TBV)

For more info,
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PROPERTY LOCATION



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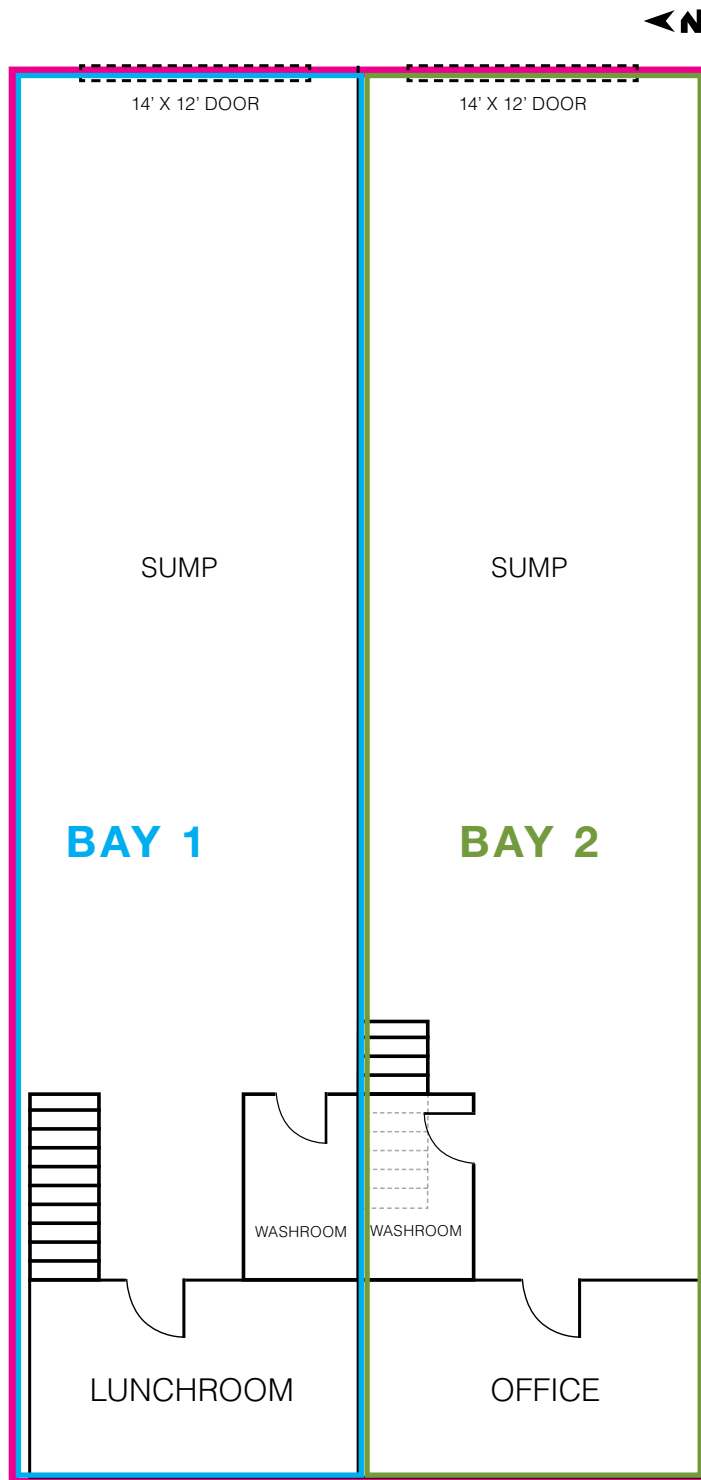


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PROPERTY FLOORPLAN



BAY 1

- » Total: 2,000 SF (TBV)
- » Office Portion: 200 SF (TBV)

BAY 2

- » Total: 2,100 SF (TBV)
- » Office Portion: 200 SF (TBV)

COMBINED

- » Total: 4,100 SF (TBV)
- » Office Portion: 400 SF (TBV)

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