



OPPORTUNITY SUMMARY

Position your business in a fully equipped truck repair shop strategically located in the heart of Calgary. This ±14,000 SF facility offers an ideal mix of office and shop space, supported by multiple drive-in doors, two drive-through bays, and generous front and rear marshalling areas for maneuverability and storage. With a remaining term through October 31, 2028, this sublease presents exceptional value with low operating costs and a competitive starting lease rate.

PROPERTY HIGHLIGHTS

- » Purpose-built for heavy-duty truck repair or similar industrial operations.
- » 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.

LEASE DETAILS

TOTAL AREA	±14,000 SF
OFFICE AREA	±2,000 SF
SHOP AREA	±12,000 SF
ZONING	I-G (Industrial General)
LOADING	5 Drive-in doors (sizes TBD) 2 drive-through bays (sizes TBD)
CEILING HEIGHT	18' Clear
POWER	TBD or standard as per unit
LEASE RATE	\$11.00 PSF with escalation
OP COSTS	\$4.20 PSF (TBV)
SUBLEASE TERM	Headlease to Oct 31, 2028
AVAILABLE	60-90 Days (TBV)

March 5, 2026

For more info,
please contact:



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PROPERTY LOCATION



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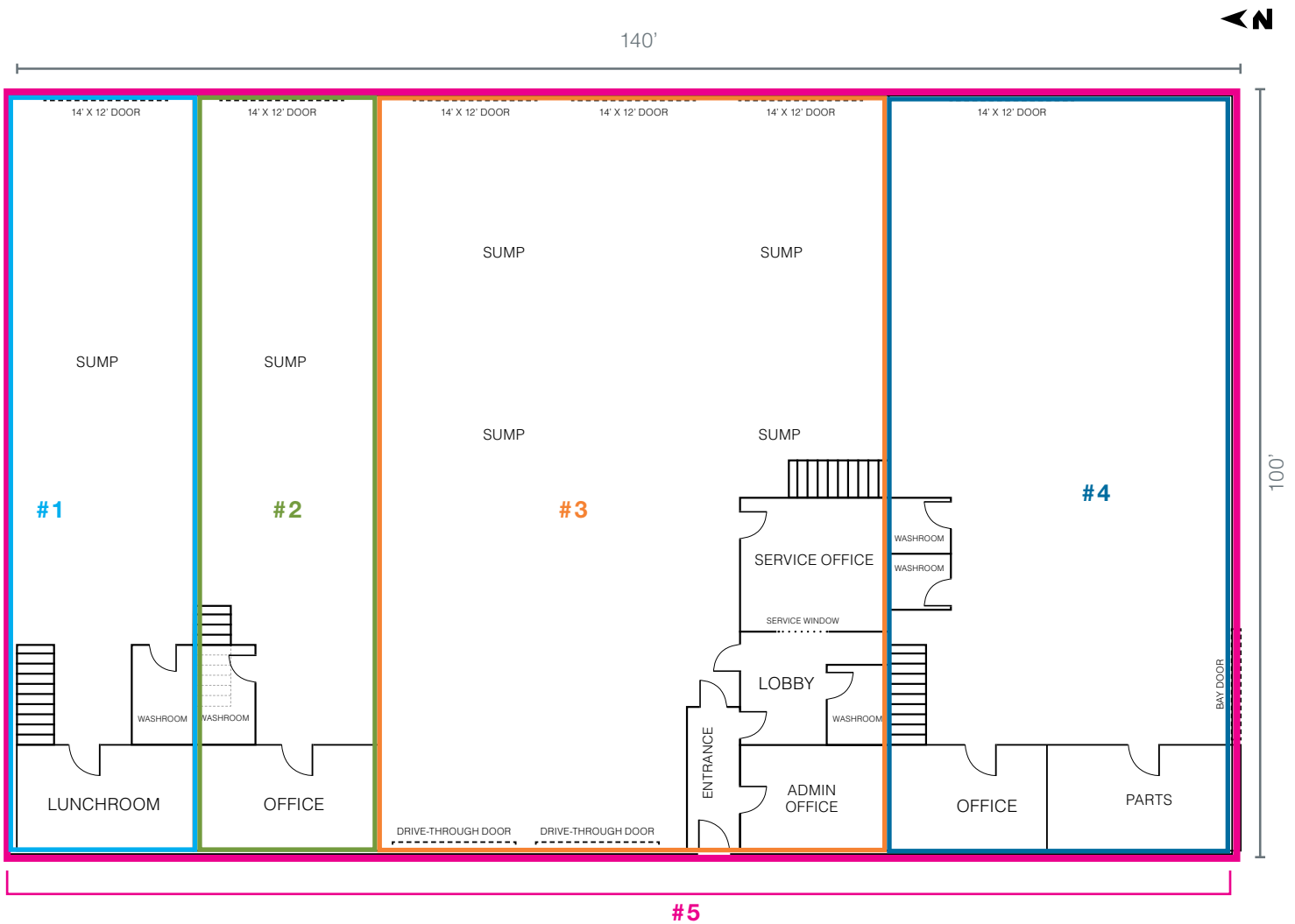


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PROPERTY FLOORPLAN



- **OPTION 1**
- **OPTION 2**
- **OPTION 3**
- **OPTION 4**
- **OPTION 5**

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