

Unit 1A
4770 - 68
Avenue SE



FOR SUBLEASE
EAST FOOTHILLS
Unit 1A, 4770 - 68 Avenue SE

Lead Brokers*

David Jantzie*

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**AVISON
YOUNG**

FOR SUBLEASE

Unit 1A, 4770 - 68 Avenue SE

Address	Unit 1A, 4770 - 68 Avenue SE Calgary AB
District	East Foothills
Zoning	I-G (Industrial General)
Rentable Area	103,680 sf total
Loading	12 Dock Doors
Ceiling	28'
Typical Grid	47' x 35'
Power	TBV
Available	30 days' notice
Net Rent	Below Market
Op. Costs	\$6.62
Sublease Expiry	November 30, 2028

Highlights



Flexible sublease terms available



A-Class warehouse space



Excellent access to Peigan Trail, Stoney Trail, Barlow Trail and Glenmore Trail



Ample common stall parking



Location easily accessible to public transit



Forklift charging station



Racking can be made available



ESFR Sprinklers (can accommodate tire storage)



Motion sensor lighting



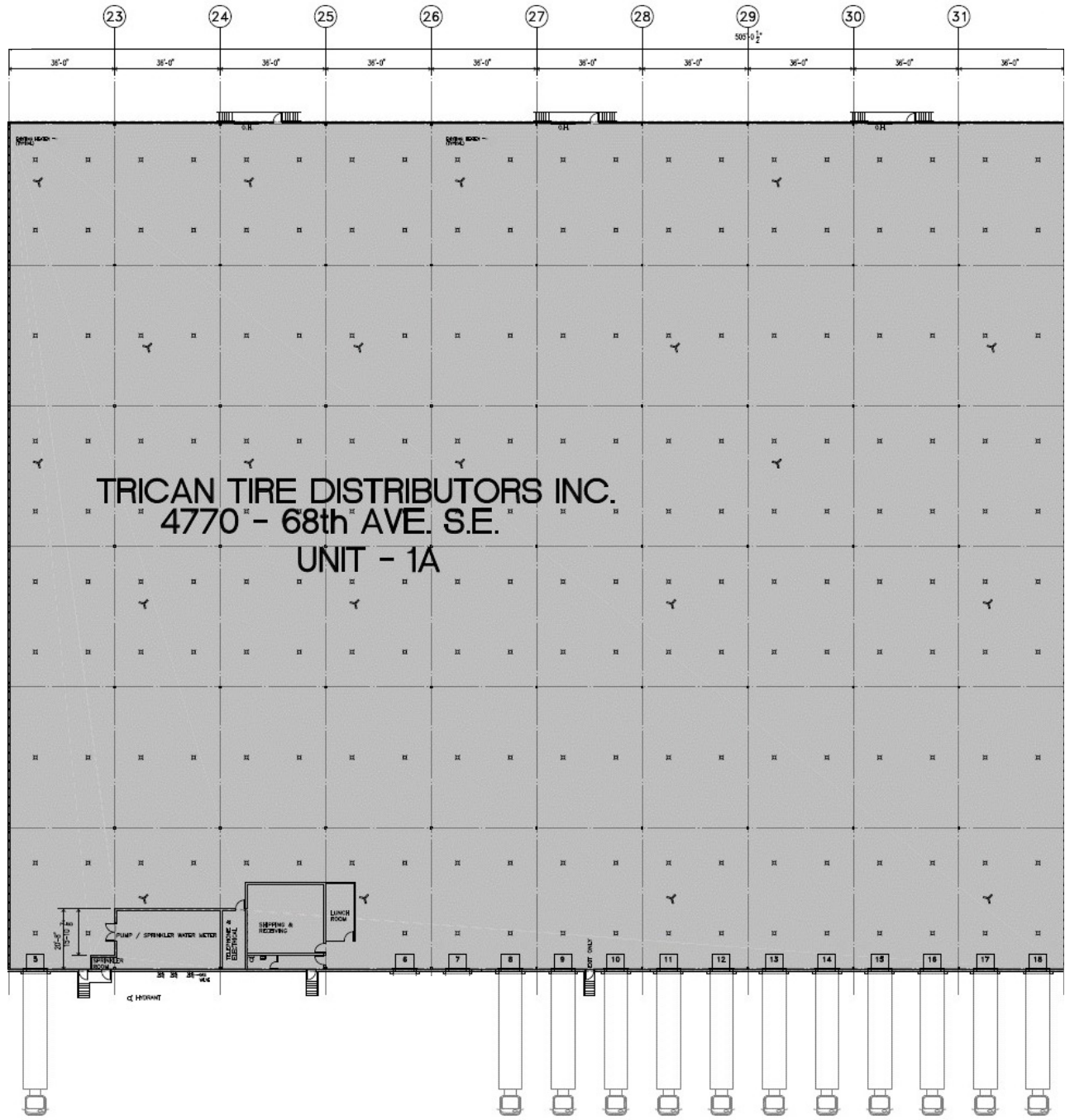
Make-up air and gas fired unit heaters in warehouse



FLOORPLAN

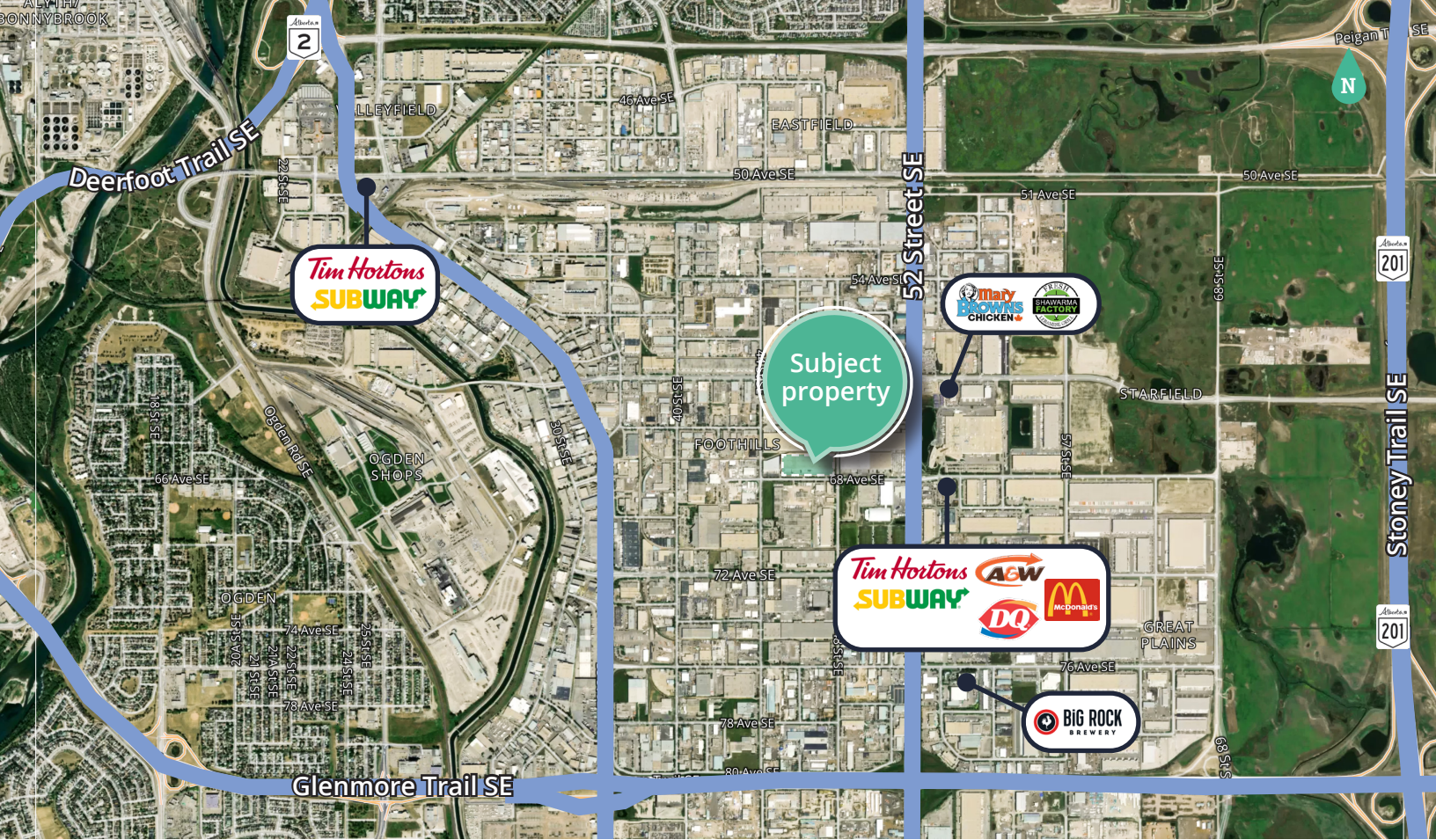
Main Floor

±1,500 sf Office
±102,180 sf Warehouse



PHOTOS





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