

AVISON
YOUNG



FOR SUBLEASE

11056 - 48 Street SE

Calgary, AB

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DISTRICT	Eastlake
ZONING	I-G (Industrial General)
LEASABLE AREA	Office: 1,152 sf Warehouse: 23,136 sf Total: 24,288 sf
AVAILABLE YARD AREA	± 0.5 acres
LOADING	4 dock
CEILING	28'
POWER	TBV
YEAR BUILT	2011
SUBLEASE RATE	Market
OPERATING COSTS	\$5.47
SUBLEASE EXPIRY	May 31, 2027
AVAILABILITY	Immediately

Highlights



Excellent access to Deerfoot Trail, Barlow Trail SE, and the Stoney Trail Ring Road



High quality office build out



Motion sensed T5 lighting in warehouse



Upgraded sprinkler system



Large marshalling area with room to accommodate 53 trucks



Ability to fence yard



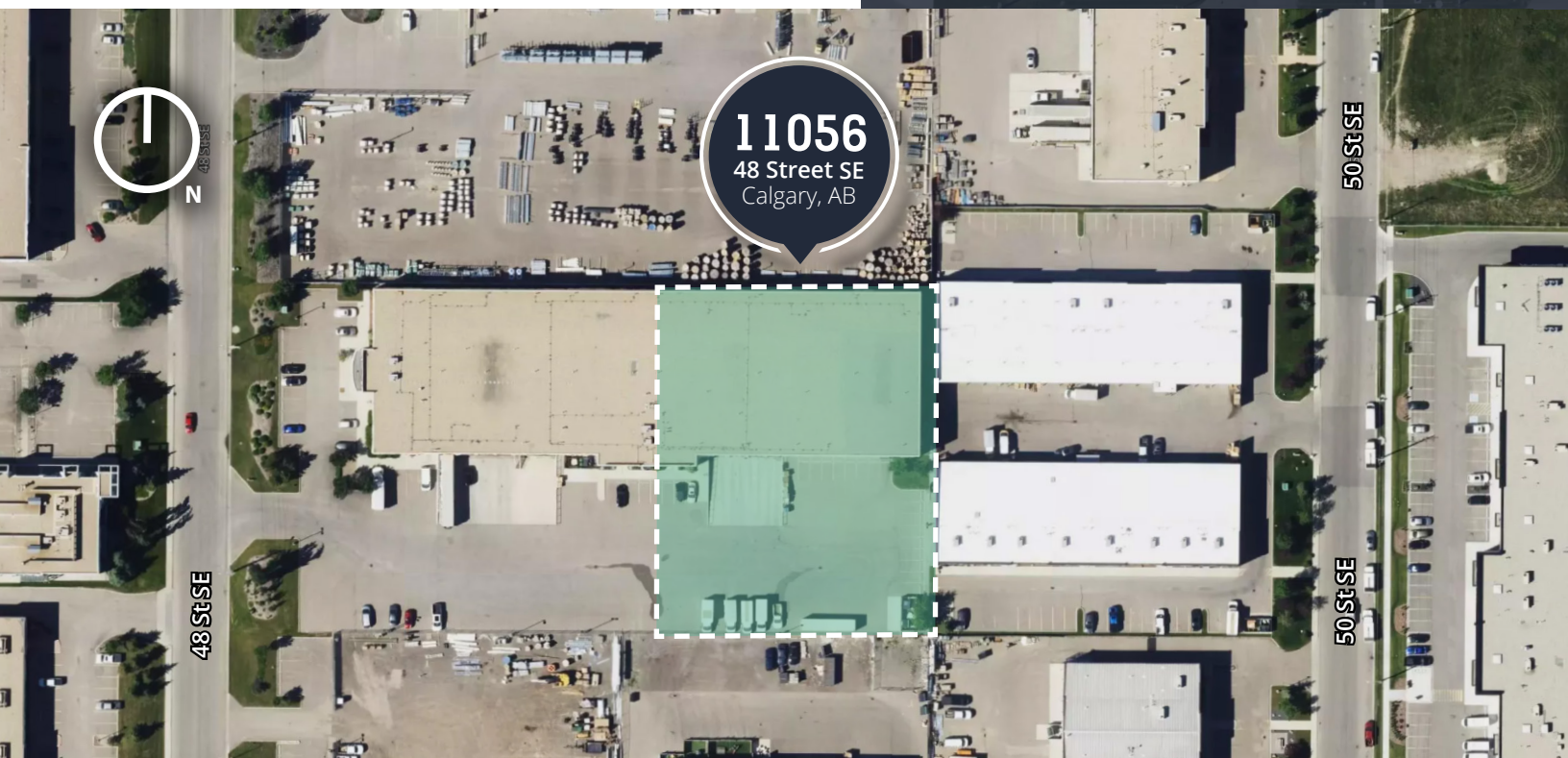
Ability to add additional doors

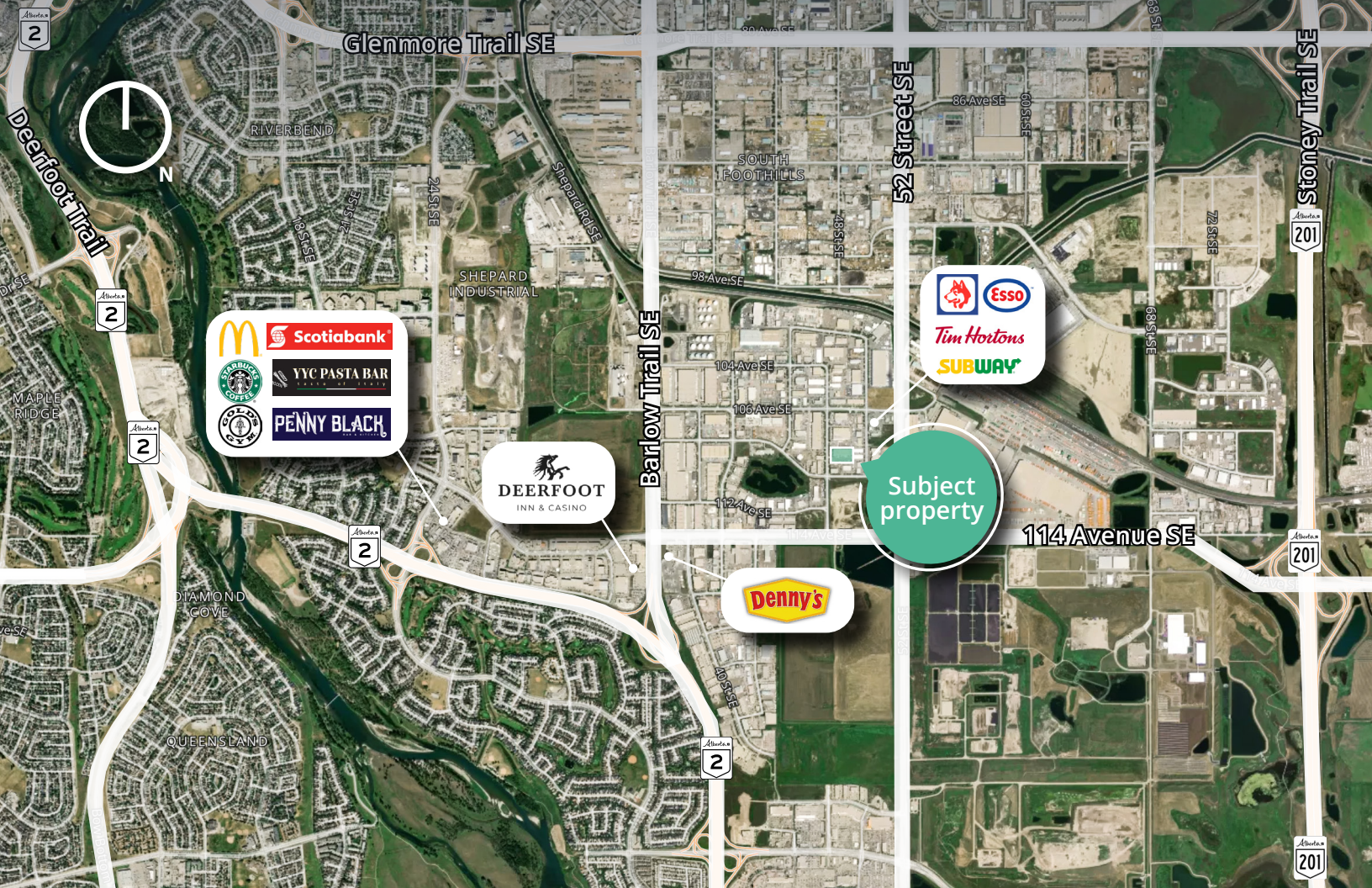


Motivated sublandlord



Ability to add additional 1,860 sf of office space'





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Get more information

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