

1625 100 Avenue NE, Unit 110

Calgary, Alberta

Cameron Woods

Vice President

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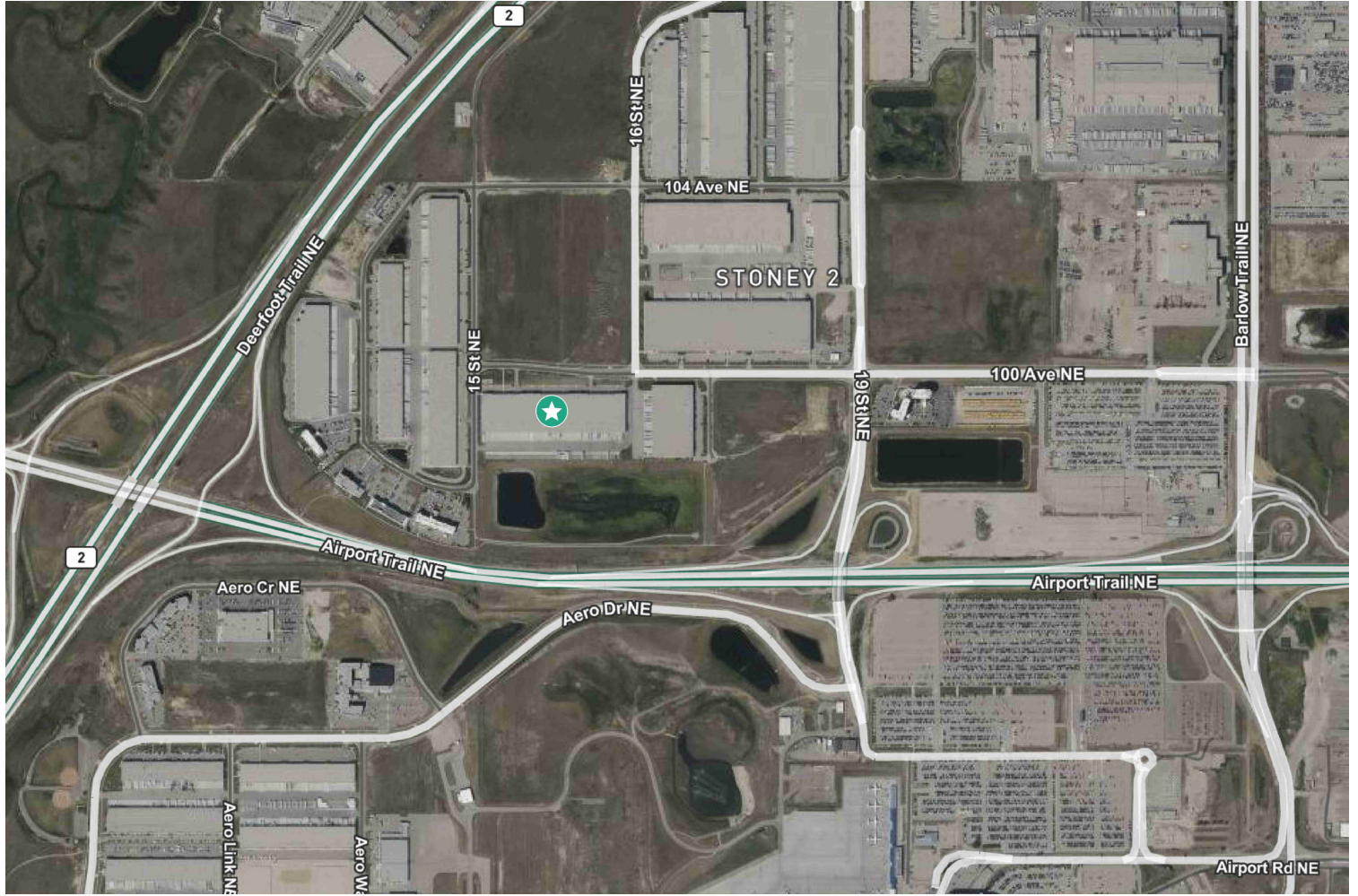
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End Cap “A” Class Warehouse Space with Trailer Parking & Flexible Terms



1625 100 Avenue NE, Unit 110

Calgary, Alberta | T3J 2G2



Rentable Area	Office:	±2,556 SF
	Warehouse:	±84,992 SF
	Total Rentable Area:	±87,548 SF
Zoning	I-G (Industrial-General)	
Loading	12 x Dock Doors (40,000lb pneumatic levelers), 1 x Ramped Drive-in	
Trailer Parking	±27 Dedicated Trailer Stalls	
Ceiling Height	32' Clear	
Column Spacing	55' x 40'	
Building Depth	260'	
Power	400 Amps, 347/600 Volts, 3 Phase (TBV)	
Operating Costs	\$5.60 PSF (est.)	
Lease Rate	Market	
Availability	Negotiable	
Sublease Expiry	May 31, 2031	

I-G

Zoning

\$5.60

Operating Costs (PSF)

Market

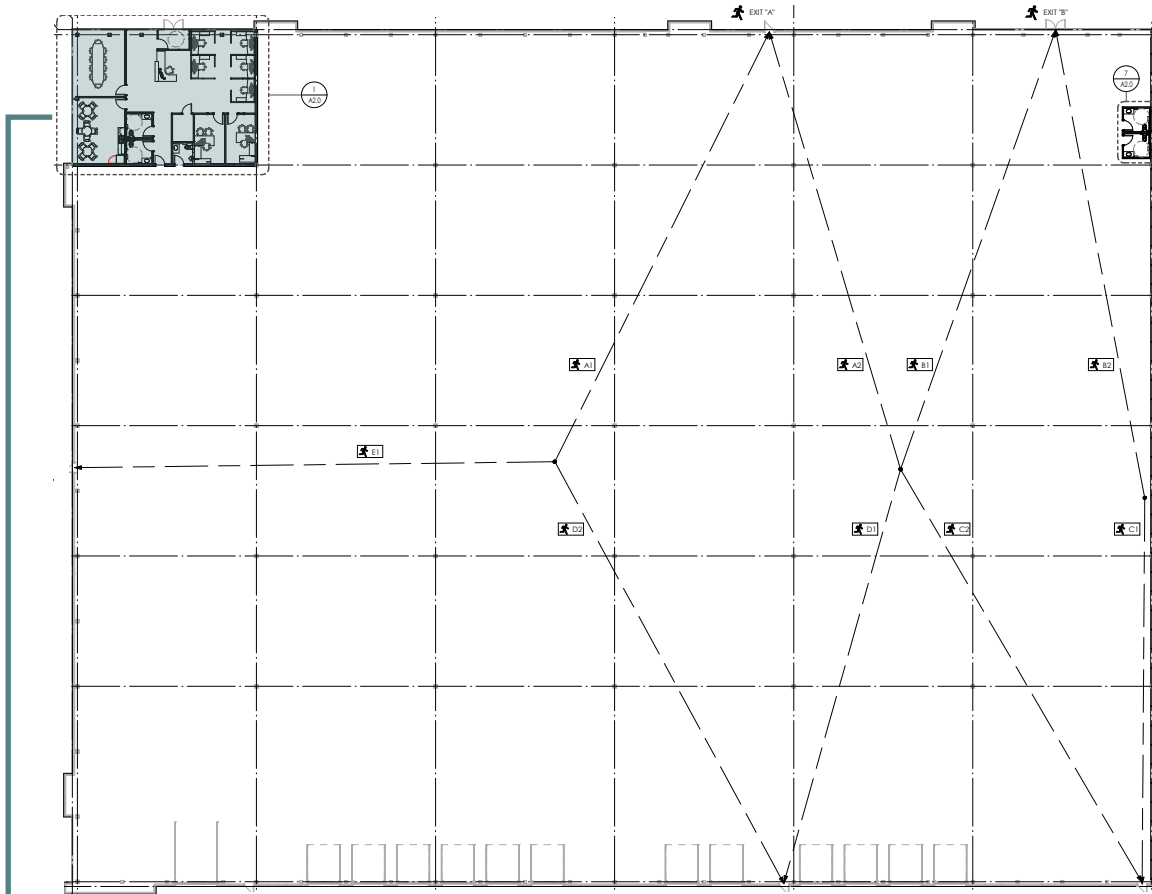
Lease Rate (PSF)

Property Highlights

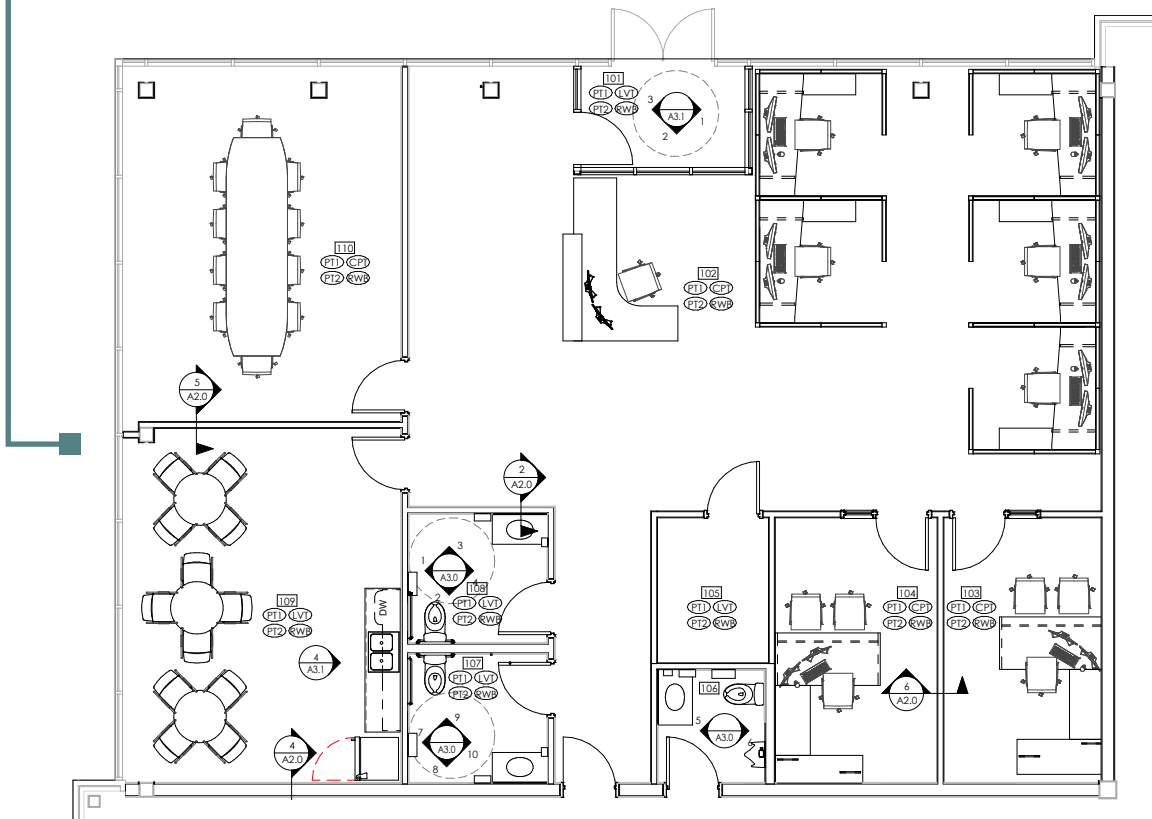
- + Landlord is open to a new headlease with established businesses.
- + Sublandlord can offer flexible leasing options, including subleases starting at 10,000 sq. ft. on a short or long term basis.
- + Best in class distribution facility with a fenced yard compound suitable for trailer parking or outdoor storage.
- + Office area was recently built out and includes a reception desk, an open work area, a boardroom, a lunchroom, several bathrooms, and two private offices.
- + Located in Oxford Airport Business Park with convenient access to Calgary International Airport, QEII/Deerfoot Trail, and Stoney Trail SE.
- + Immediate exposure to 100 Ave NE and Airport Trail NE.
- + Equipped with LED fixtures featuring motion sensors and an ESFR sprinkler system.

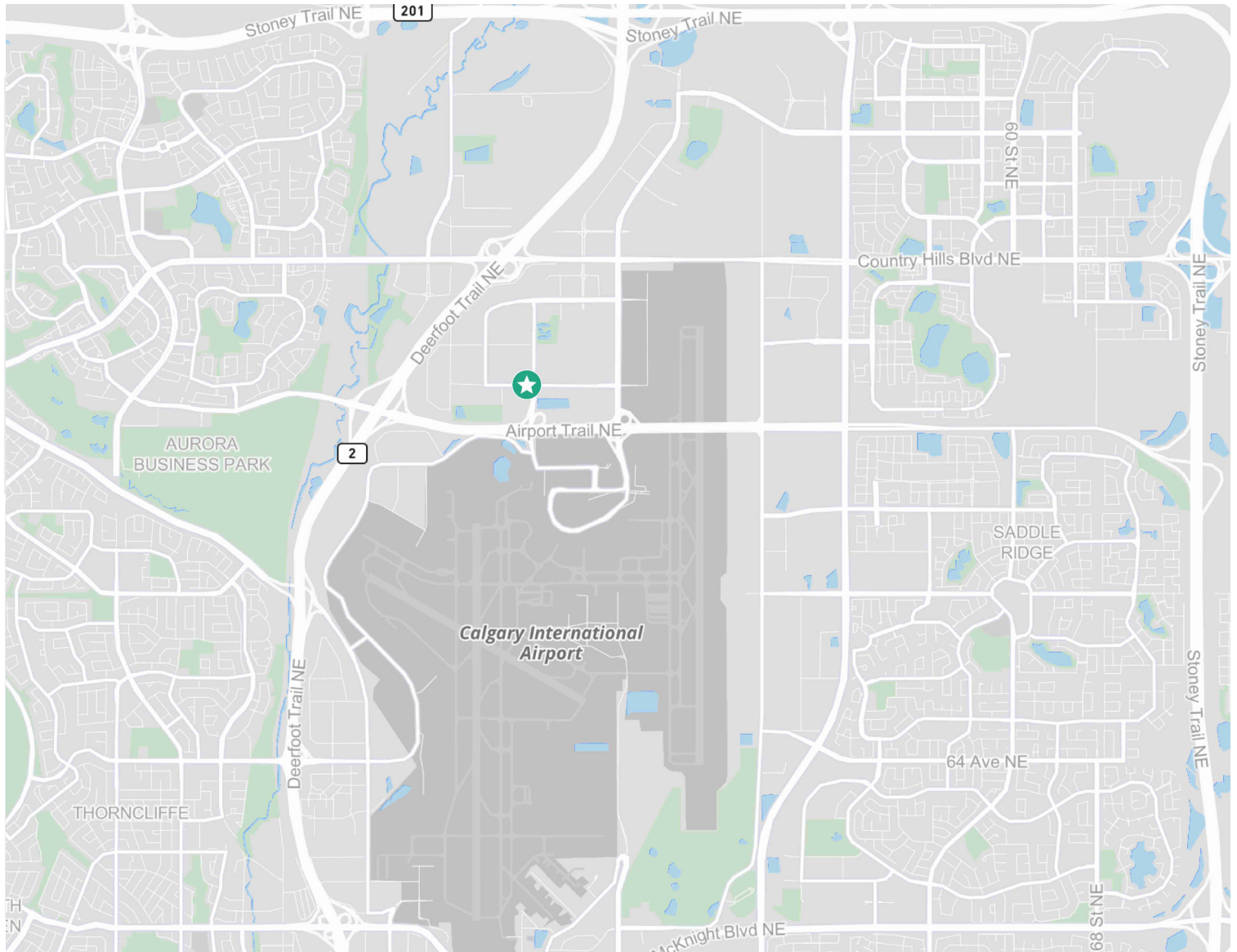


Warehouse Floor Plan



Office Plan





Contact Us

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