

# 1610 104 Avenue NE, Unit 120

Calgary, Alberta

**Iain Ferguson**  
Vice Chairman  
+1 403 750 0803  
iain.ferguson@cbre.com

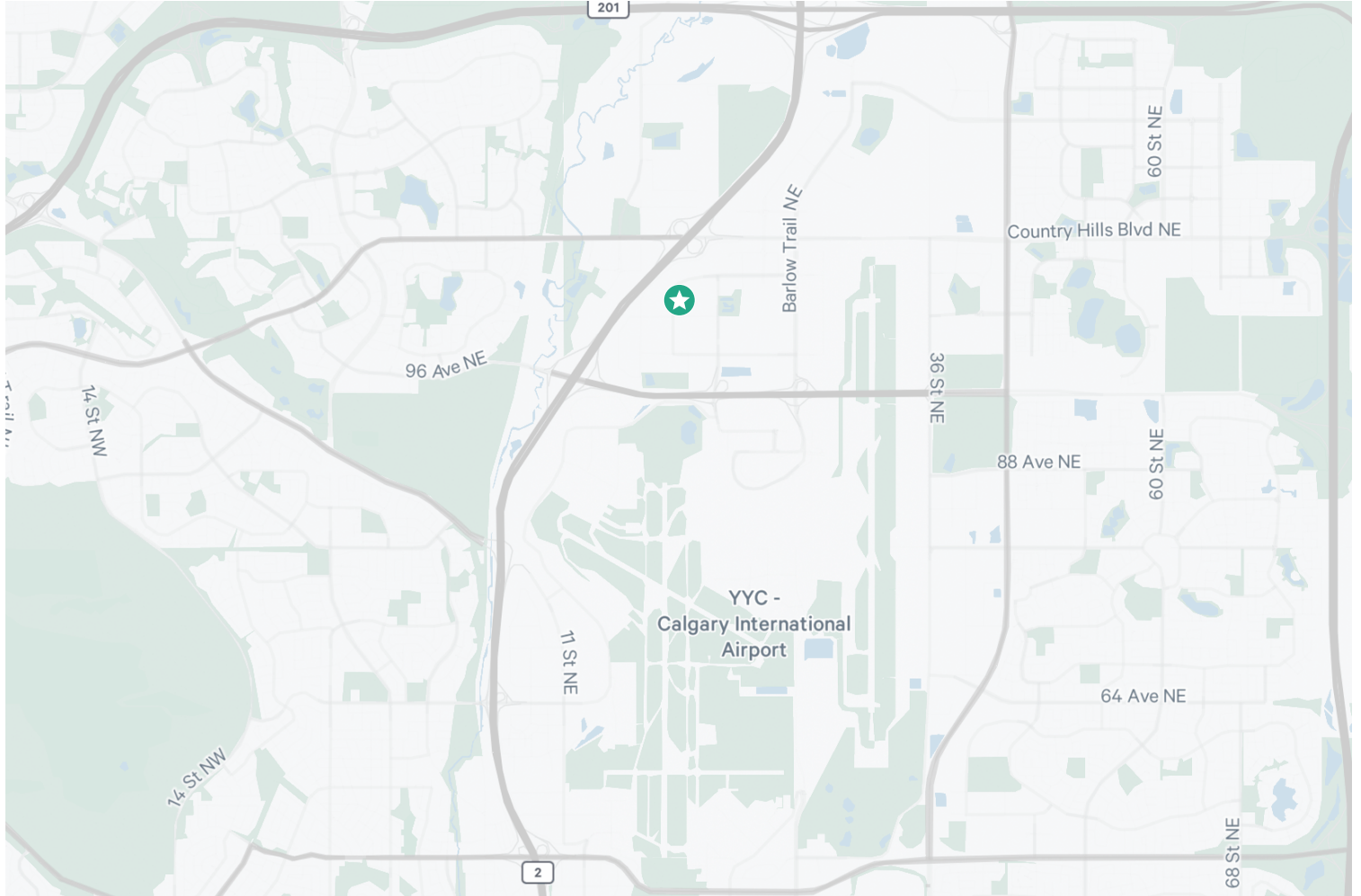
**Blake Ellis**  
Vice President  
+1 403 750 0519  
blake.ellis@cbre.com

±39,508 SF Distribution and Warehouse Facility for Sublease



# 1610 104 Avenue NE, Unit 120

Calgary, Alberta | T3J 0T5



Rentable Area	Office:	±3,200 SF
	Warehouse:	±36,308 SF
	Total Rentable Area:	39,508 SF
Zoning	I-G (Industrial-General)	
Loading	8 x Dock	
Ceiling Height	28'	
Power	400 Amps	
Column Grid	54' x 40' (60' depth at staging bay) typical column grid	
Operating Costs	\$4.63 PSF	
Sublease Rate	Market	
Sublease Term	Until July 31, 2027	
Availability	Negotiable	

# I-G

Zoning

# \$4.63

Operating Costs (PSF)

# Market

Sublease Rate (PSF)

## Property Highlights

- + 39,508 SF distribution and warehouse facility located at Oxford Airport Business Park
- + Sublease term until July 31, 2027
- + Conveniently located at the gateway to the Calgary International Airport
- + T5HO lighting c/w motion sensors, ESFR sprinklers, 6" reinforced floor slab with 25kg/m3 steel fibers and 9,200 lbs. pt. load



Rentable Area Breakdown

$\pm 3,200$

Office (SF)

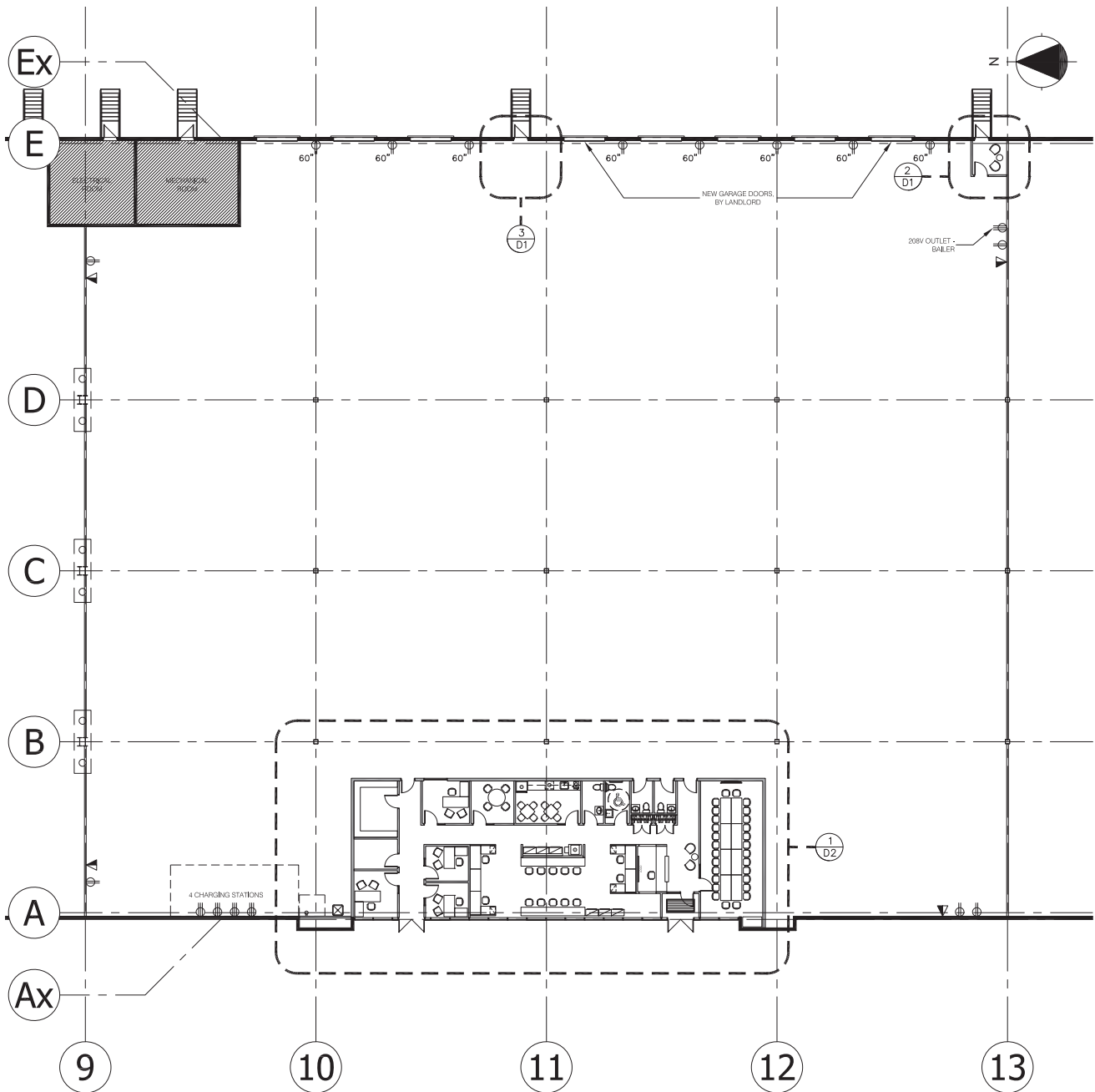
$\pm 36,308$

Warehouse (SF)

39,508

Total Rentable Area (SF)

Floor Plan



1 KEY PLAN  
D1 SCALE 1/16"=1'-0"



## Contact Us

### Iain Ferguson

Vice Chairman  
+1 403 750 0803  
iain.ferguson@cbre.com  
\*Lead Broker

### Blake Ellis

Vice President  
+1 403 750 0519  
blake.ellis@cbre.com  
\*Lead Broker

### Luke Hamill

Senior Vice President  
+1 403 294 5707  
luke.hamill@cbre.com

### Cameron Woods

Vice President  
+1 403 303 4562  
cameron.woods@cbre.com

### Evan Renwick

Vice President  
+1 403 750 0807  
evan.renwick@cbre.com

This disclaimer shall apply to CBRE Limited, and to all divisions of the Corporation ("CBRE"). The information set out herein (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE.

Mapping Sources: Canadian Mapping Services [canadamapping@cbre.com](http://canadamapping@cbre.com); DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth.