

Building D 10710 25 Street NE, Bay 133

Calgary, Alberta

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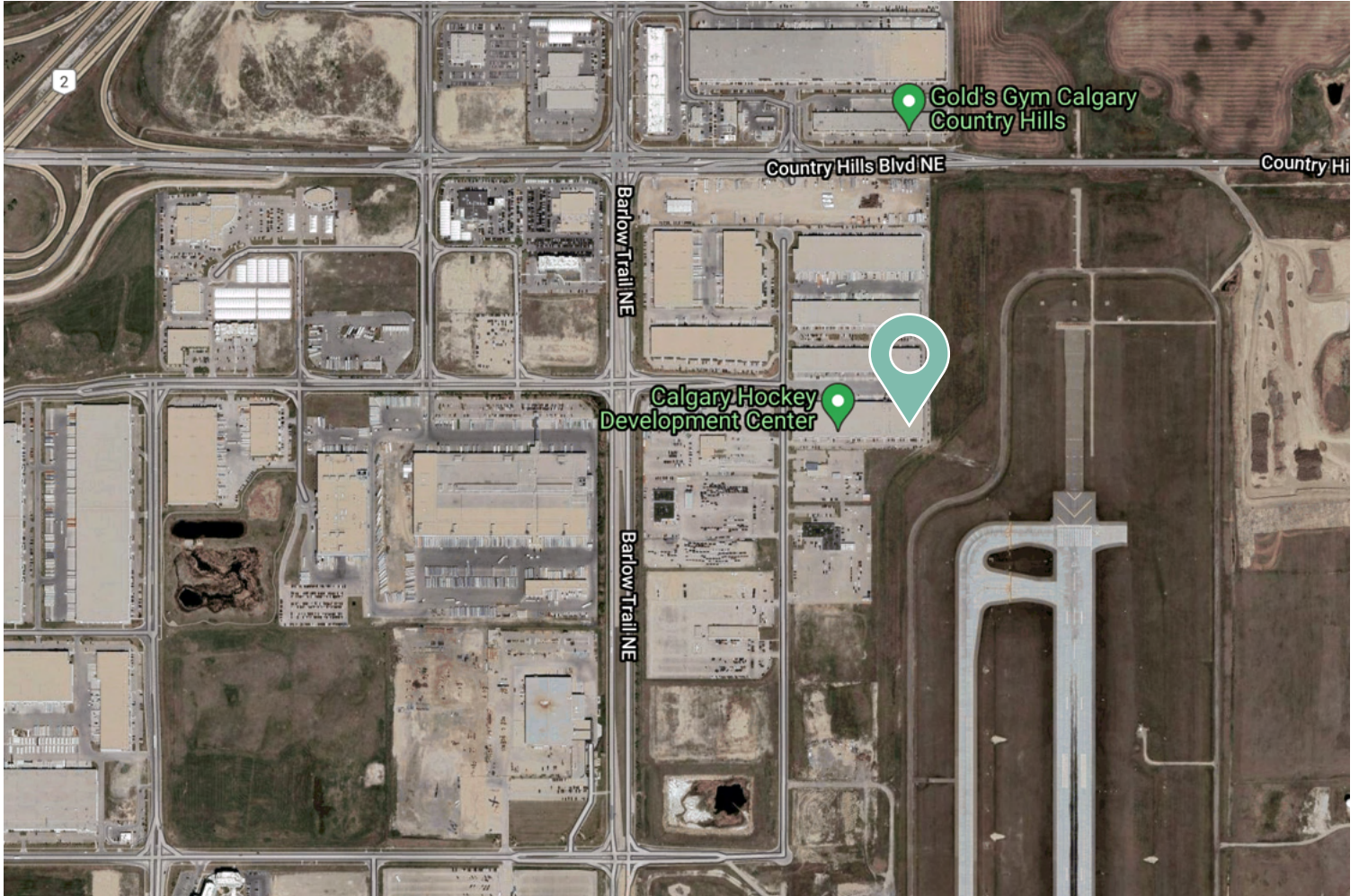
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29,204 SF Distribution/Office Space Available February 1, 2023



10710 25 Street NE, Bay 133

Calgary, Alberta | T3N 1A6



Unit 102 Rentable Area	Office:	5,814 SF
	Warehouse:	23,390 SF
	Total Rentable Area:	29,204 SF

Loading 4 x Dock (9'x10'), 1 x Drive-in (12'x14')

Ceiling Height 28' Clear

Power 200 Amp, 600 Volt, 3 Phase

Lease Rate Market

Operating Costs \$3.58 PSF + Management Fee

Availability February 1, 2023

28'

Ceiling Height

\$3.58

Operating Costs (PSF) + Mgmt Fee

Market

Lease Rate (PSF)

Property Highlights

- + 'A' Class distribution space with dock and drive-in loading
- + Immediate access to Deerfoot Trail, Highway #2, Barlow Trail, Country Hills Boulevard, Stoney Trail and the Calgary International Airport
- + ESFR sprinklers
- + Double row random surface parking



Rentable Area Breakdown

5,814

Office (SF)

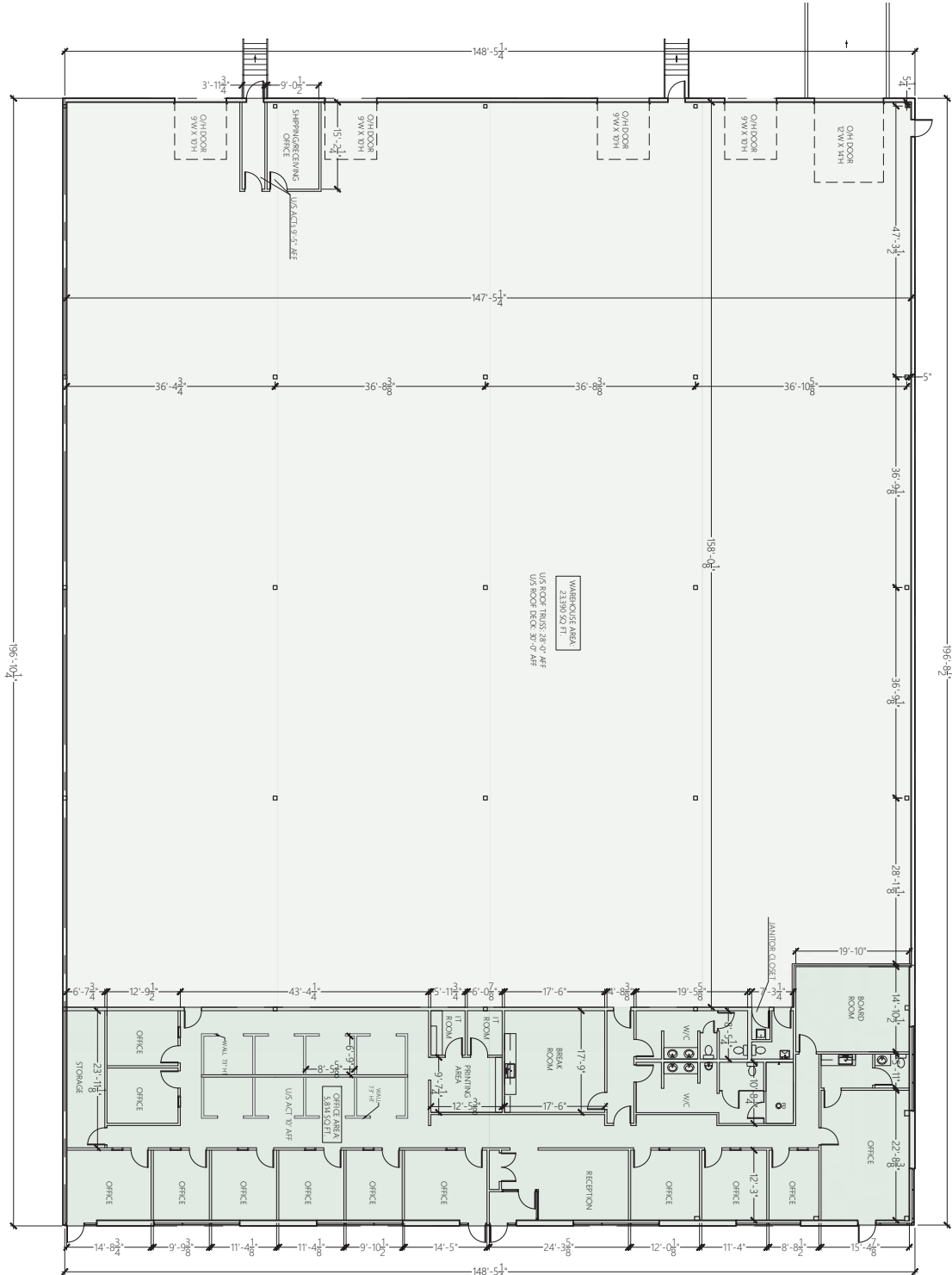
23,390

Warehouse (SF)

29,204

Total Rentable Area (SF)

Floor Plan





Contact Us

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