RARE SMALL INDUSTRIAL BAY WITH DOCK AND DRIVE-IN LOADING

1011 57th Avenue NE, Bay 25, Calgary, Alberta

Total Size: 3,200 sq.ft. (+/-)
Warehouse Space: 2,038 sq.ft. (+/-)
Office Space: 1,162 sq.ft. (+/-)
Zoning: I-G (Industrial General)
Loading: 1 dock-level door (8' x 10')
1 drive-in door (12' x 14')
Ceiling Height: 21' (+/-)
Power: 200 amps at 600 volts (TBV)
Sprinkler: ESFR
Net Rent: $15.00 per sq.ft.
Operating Costs (2026): ~ $6.84 per sq.ft.
Sublease Term: March 1st, 2027 to May 31st, 2028



Notes: Rare opportunity to sublease a small and modern industrial warehouse with both dock-level and drive-in loading doors, a high electrical supply, and within a very short distance to Deerfoot Trail, McKnight Boulevard, and Calgary's airport. Located right across the street from Deerfoot City mall and all of its shopping and amenities. Current tenant relocating to larger facility. **Additional lease term can easily be negotiated beyond the sublease expiration in May 2028.**

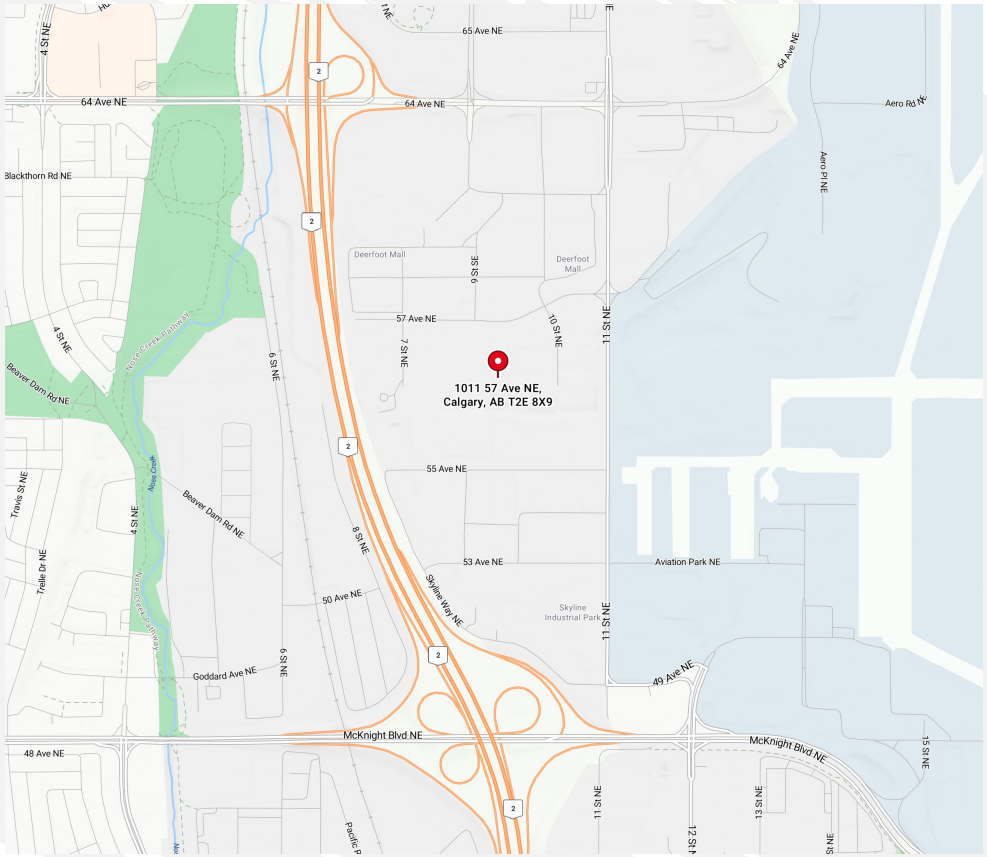
RE/MAX HOUSE OF REAL ESTATE
4034 16th STREET SW
CALGARY, ALBERTA - T2T 4H4

ILYA RAYKHLIN, MBA, CCIM | ASSOCIATE BROKER | ILYA@INDUSTRIALCALGARY.COM | 403-999-2277

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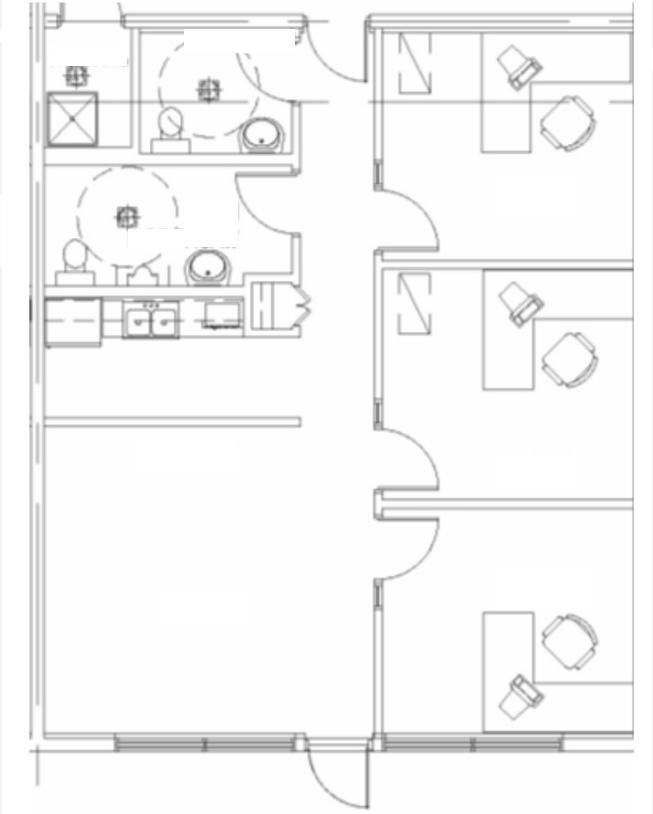


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*** Floor plan is approximate and for display purpose only. Layout and dimensions must be verified.**

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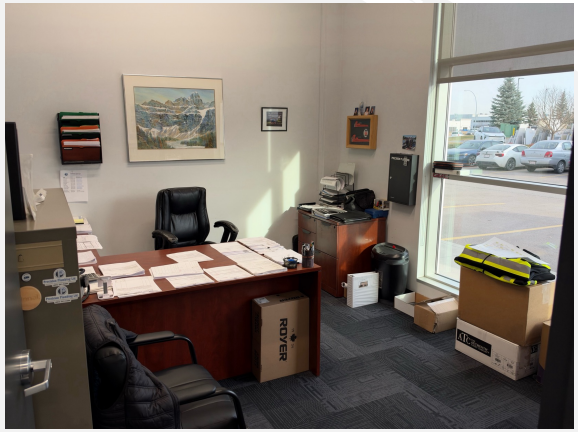
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