

FOR SUBLEASE
FREE STANDING BUILDING
Sheppard Industrial - 2505 - 107 Avenue SE
Calgary, AB

Showroom
- Office -
Warehouse



FOR SUBLEASE
CIL
25,927 SQ. FT.



Highlights

- Occupancy - 90 days;
- Market Rate;
- 10 Year Term.



FOR FURTHER INFORMATION, PLEASE CONTACT:

Daniel Goldstrom
dgoldstrom@naicalgary.com
Direct: (403) 291-8864

NAI Commercial

Commercial Real Estate Services, Worldwide.

Suite 1, 6204 - 6A Street SE
Calgary, AB T2H 2B7
Tel: (403) 214-2344
Fax: (403) 214-0244
www.naicalgary.com

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Sheppard Industrial, Calgary, AB**

Property Description

Building Area:	Main Floor Office/Showroom	5,334 sq. ft.
	Second Floor Office	5,390 sq. ft.
	Mezzanine (N/C)	984 sq. ft.
	Warehouse	<u>15,203 sq. ft.</u>
	Total Area	26,911 sq. ft.
	Net Leasable	25,927 sq. ft.
Land Area:	1.50 Acres	
Op. Costs:	\$3.93 sq. ft. (est. 2011)	
Lease Expiry:	April 30, 2023	
Sublandlord:	Superior Millwork Ltd.	
Year Built:	2005	
Loading:	3 Dock Doors; 1 Drive-In	

Location Map



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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified by Purchaser prior to purchase.

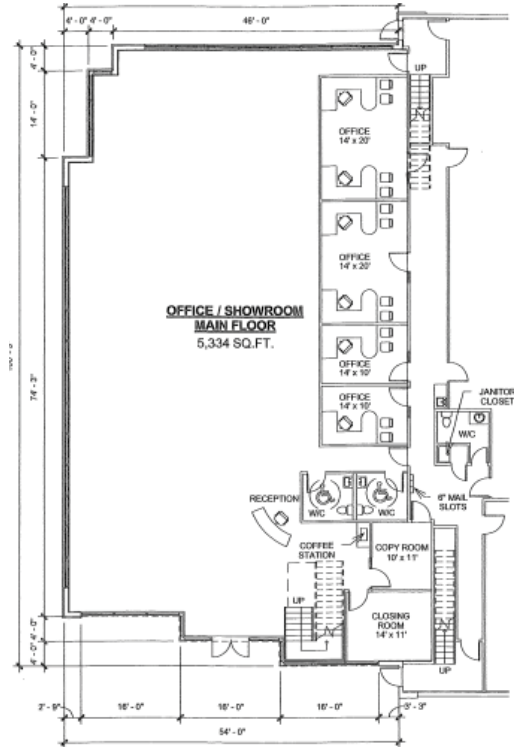
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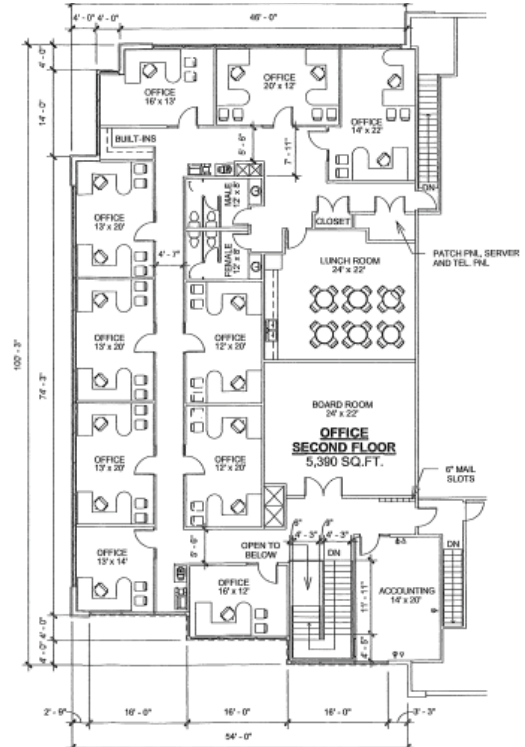
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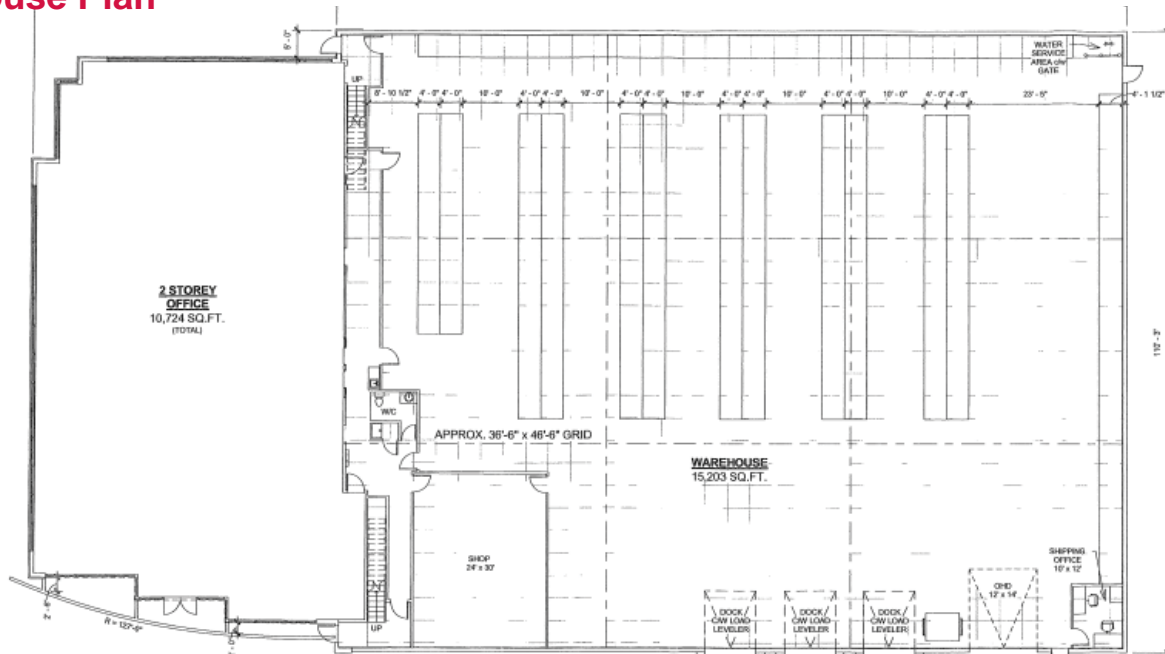
Main Floor Office Plan



Second Floor Office Plan



Warehouse Plan



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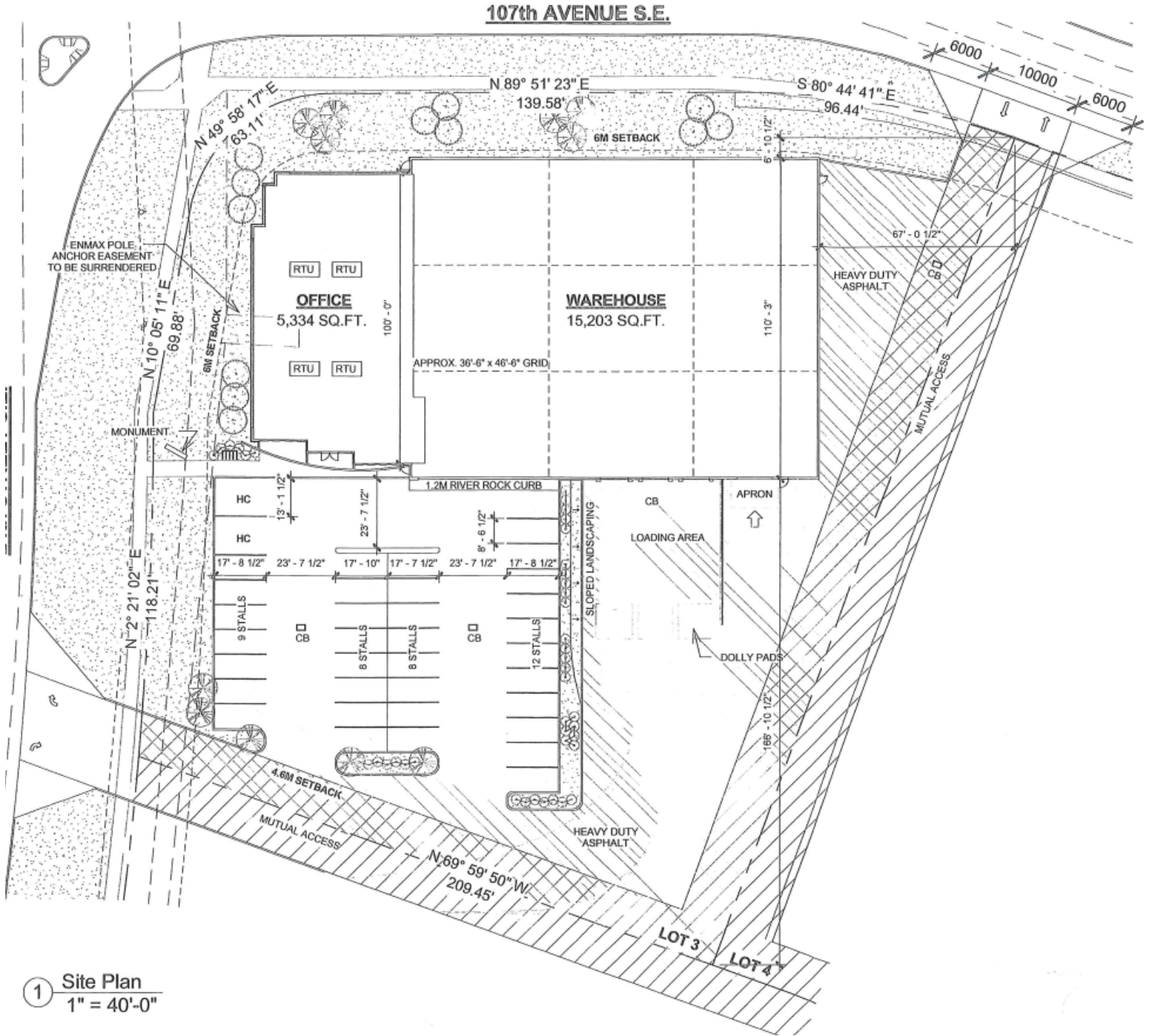
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Site Plan



1 Site Plan
1" = 40'-0"



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