FOR SUBLEASE: Quality Showroom/Warehouse
3220 - 118 Avenue SE, Calgary, AB

DETAILS

Zoning: I-B (Industrial Business)
Year Built: 2005
Available Area:
  - Main Fl Warehouse: 34,562 sf
  - Main Fl Office: 8,600 sf
  - 2nd Fl Office: 7,612 sf
  - 3rd Fl Office: 9,573 sf
  - Mezz Warehouse: 10,836 sf
  - Total Area: ± 71,183 sf

Loading:
  - 4 Dock (8' x 10') (2 x 2 cross-dock)
  - 1 Dock (8' x 10')
  - 1 Drive-in (14' x 14')
  - 1 Drive-in (10' x 14')

Ceiling Height: 26' in warehouse
Power: 800 Amp, 347/600 Volt 3 Phase (TBV)
Cranes: Two (2) five-ton
Net Rent: Market
Headlease Expiry: September 29, 2022

COMMENTS

- Exceptional, high profile property located with direct Deerfoot Trail exposure
- High-quality construction with first class office and warehouse finishes
- Bright, open office floor plan with substantial window glazing and natural light in warehouse
- Crane-serviced warehouse with dock and drive-in loading
- Elevator servicing all three levels of office
- Abundant passenger parking
- Close proximity to residential and retail amenities
- Access to Barlow Trail SE and Deerfoot Trail SE
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MAIN FLOOR PLAN

- Mezzanine - 10,836 sf
- Main Warehouse - 34,562 sf
- Main Office - 8,600 sf
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SECOND FLOOR PLAN
Second Floor Office - ± 7,612 sf

THIRD FLOOR PLAN
Third Floor Office - ± 9,573 sf
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