



For Sublease

2410 - 39 Avenue NE

Property Highlights

- 16 dedicated parking stalls and / or storage yard
- Close proximity to McKnight Boulevard and Barlow Trail NE
- Ample glazing provides significant natural light
- Well maintained, sprinklered warehouse space
- Office area recently refurbished with quality improvements and skylights
- Attractive / modern exterior
- Adjacent 5,460 s.f. available; potential to lease for 11,507 s.f. of contiguous space

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Property Information

Address: 2410 - 39 Avenue NE
District: North Airways
Zoning: I-G (Industrial General)
Square Feet: Office: 2,790 s.f.
Warehouse: 3,257 s.f.
Total: 6,047 s.f.
Ceiling Height: 25' clear
Loading: 1 (12'x12') drive-in
Power: 200 amps @ 120 volts (TBV)
Sublease Rate: \$13.00 per s.f.
Op. Costs (2018): \$4.28 per s.f.
Available: Immediately
Sublease Expiry: August 30, 2020

