

Below Market Sublease Rates



For Sublease

PROPERTY HIGHLIGHTS

- 24,515 s.f. available, space can be demised into bays of 8,172 s.f. and 16,343 s.f.
- Dock loading
- ESFR sprinkler system
- Ample parking
- Bonus mezzanine area
- Easy access to Blackfoot, Glenmore and Deerfoot Trails SE
- Tire racking is negotiable

7111 - 6 Street SE

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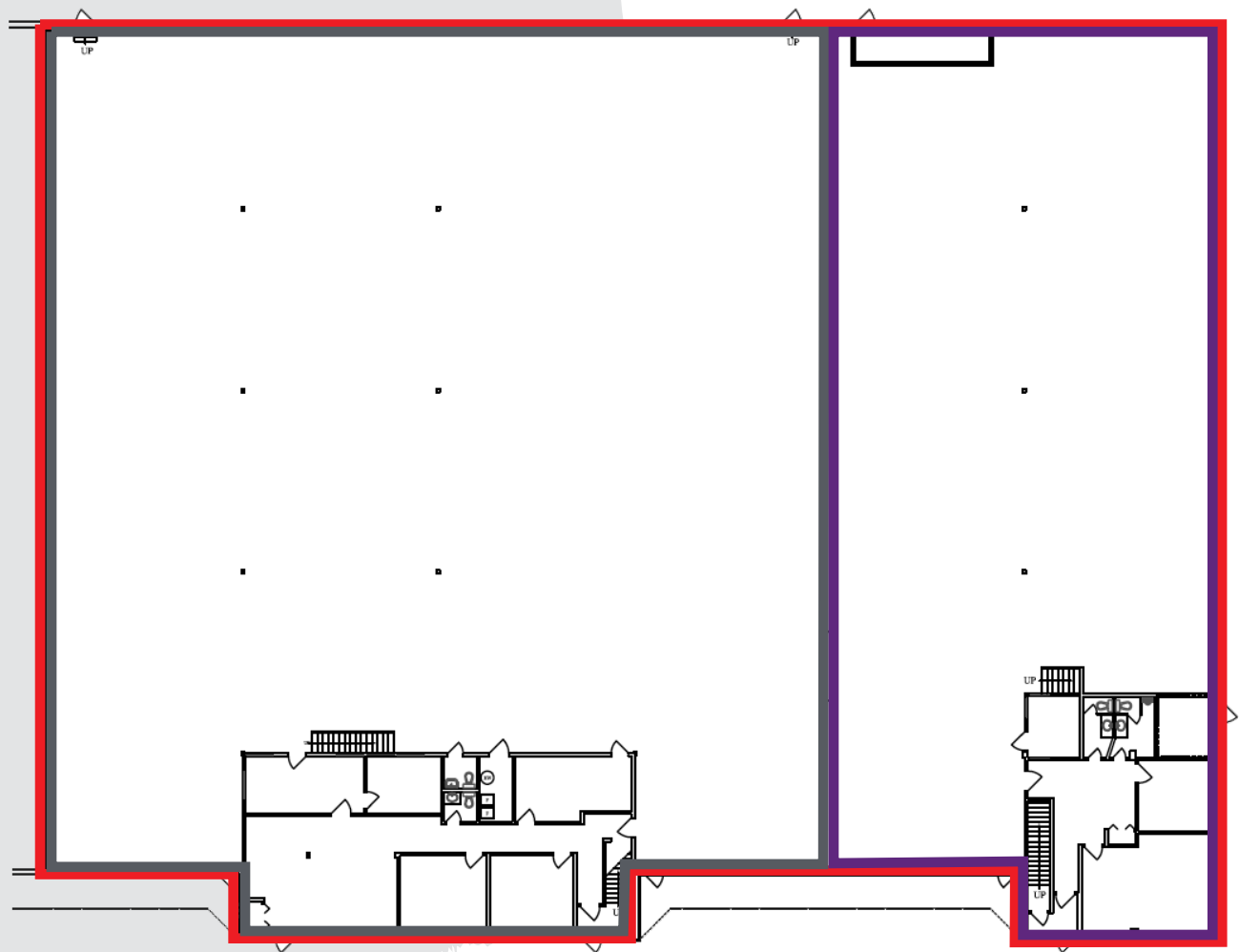


PROPERTY DETAILS

Address: 7111 - 6 Street SE, Bay K
District: East Fairview
Zoning: I-G (Industrial General)
Ceiling Height: 20' clear

Sprinklers: ESFR
Power: TBV
Available: Negotiable
Op. Costs (2020): \$5.52 per s.f.
Sublease Expiry: August 31, 2022

FLOOR PLAN



Option A

Size: 24,515 s.f.
Loading: 1 (8'x10') dock door
5 (8'x8') dock doors
Sublease Rate: **Below Market**

Option B

Size: 16,343 s.f.
Loading: 4 (8'x8') dock doors
Sublease Rate: **Below Market**

Option C

Size: 8,172 s.f.
Loading: 1 (8'x10') dock door
1 (8'x8') dock door
Sublease Rate: **Below Market**

INTERIOR PHOTO



AERIAL MAP



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