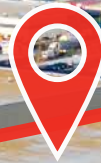


FOR SUBLEASE

Up to ±154,077 Square Feet Available in YYC Business Park

21 Aero Drive NE, Calgary, AB



Colliers

Property Overview

District	YYC Business Park
Year Built	2007
Zoning	S-CRI, Special Purpose
Total Available Area	±154,077 Square Feet
Office Area	Approximately 4,000 SF
Ceiling Height	28' Clear
Loading	16 Dock Doors 1 Drive-In Door
Power	600 Amp, 347/600 Volt, 3-Phase
Lighting	LED
Sprinklers	ESFR
Asking Sublease Rate	Market
Sublease Expiry	October 31, 2030
Operating Costs	\$4.81 PSF (est. 2026)
Availability	July 1, 2026

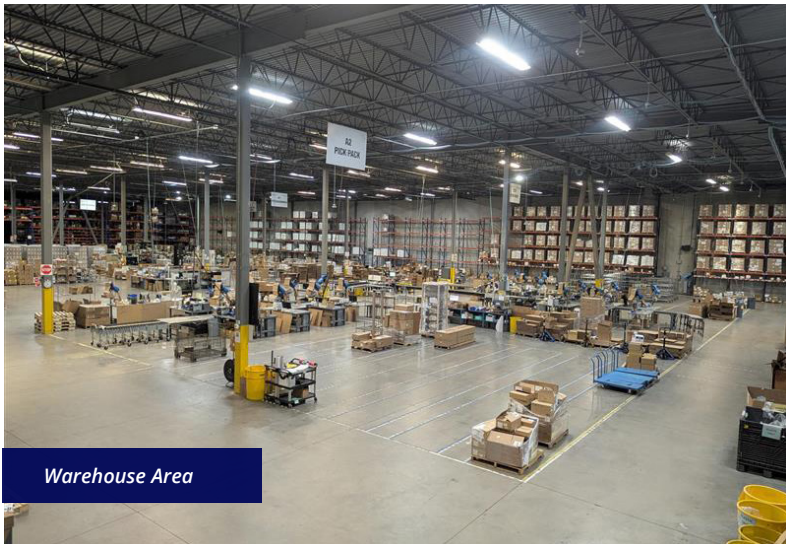




Warehouse Area



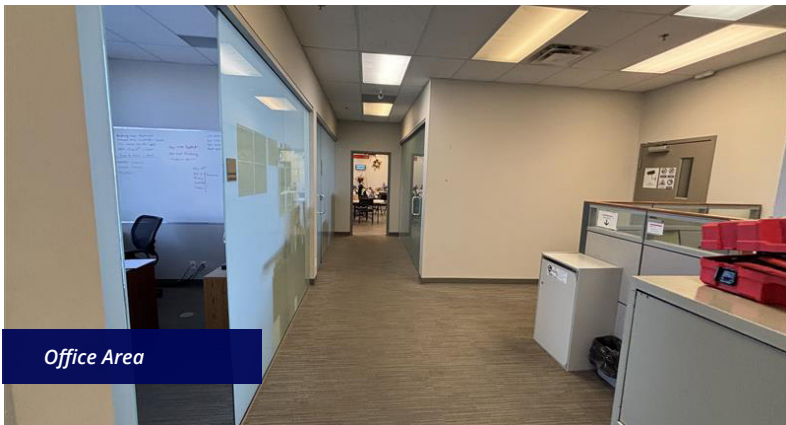
Warehouse Area



Warehouse Area

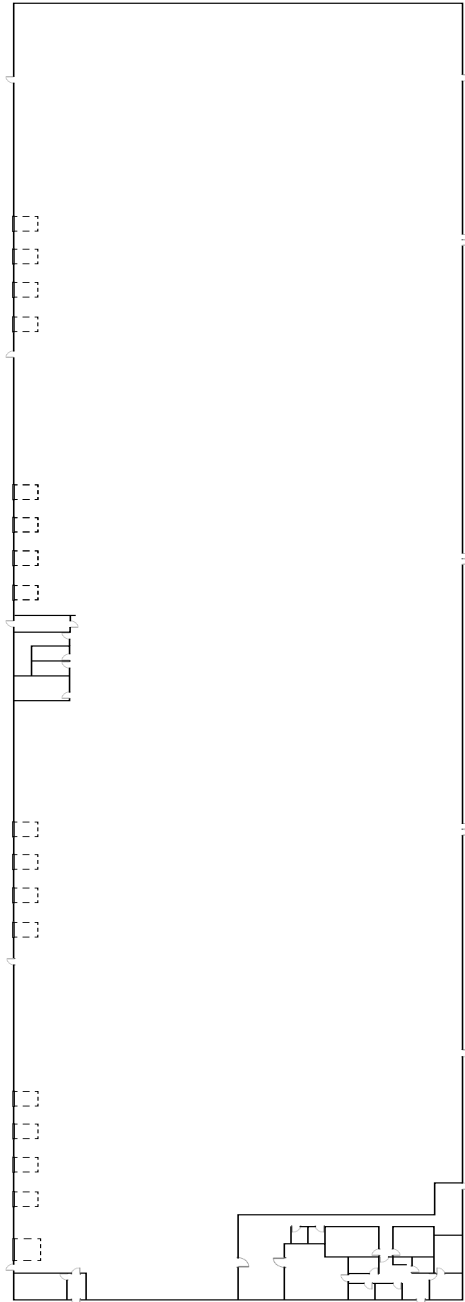


Warehouse Area



Office Area

Floor Plan



Features

- Highly functional office build-out
- Dock and drive-in loading
- Ample on-site parking
- Multi-tenant building
- Potential to fence and secure yard area
- Quick access to major thoroughfares, such as Deerfoot Trail/Queen Elizabeth Highway II, Airport Trail NE, and 64th Avenue NE

±154,077
square feet available



Colliers

21 Aero Drive NE, Calgary, AB

Paul Marsden

Executive Vice President | Partner
+1 403 605 9632
paul.marsden@colliers.com

Matt Binfet

Executive Vice President
+1 403 870 3130
matt.binfet@colliers.com

Josh Magnussen

Executive Vice President | Partner
+1 403 771 2064
josh.magnussen@colliers.com

Kyle Bietz

Vice President
+1 587 225 5004
kyle.bietz@colliers.com

Sam Binfet, CPA

Senior Associate
+1 403 470 8976
sam.binfet@colliers.com

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