



Unit 10, 4900 - 64th Avenue SE | Calgary, AB

±10,763 Square Feet Available for Sublease

Sublease opportunity featuring a well-located facility with excellent access to major routes, including Glenmore Trail, Barlow Trail SE, Stoney Trail, and 52nd Street SE.

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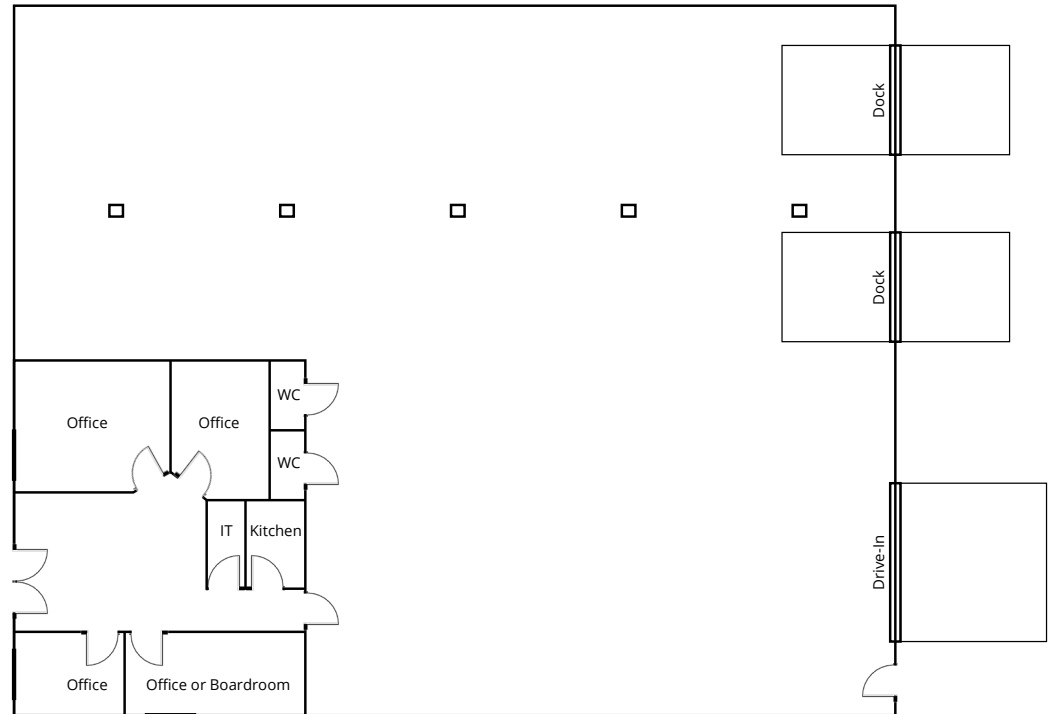
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Property Overview

Specifications

District	Foothills Industrial Park
Zoning	I-G, Industrial General
Office Area	±1,200 SF
Warehouse Area	±9,563 SF
Total Available Area	±10,763 SF
Ceiling Height	28' Clear
Loading	2 Dock Doors (8' x 10') 1 Drive-In Door (12' x 14')
Power	100 Amp, 600 Volt, 3 Phase (TBV)
Lighting	LED
Sprinklers	ESFR
Mechanical	Suspended Gas Fired Unit Heaters
Asking Sublease Rate	\$11.00 PSF
Sublease Term	July 30 th , 2028
Operating Costs	\$6.95 PSF (est. 2026)
Available	Immediately

Floor Plan

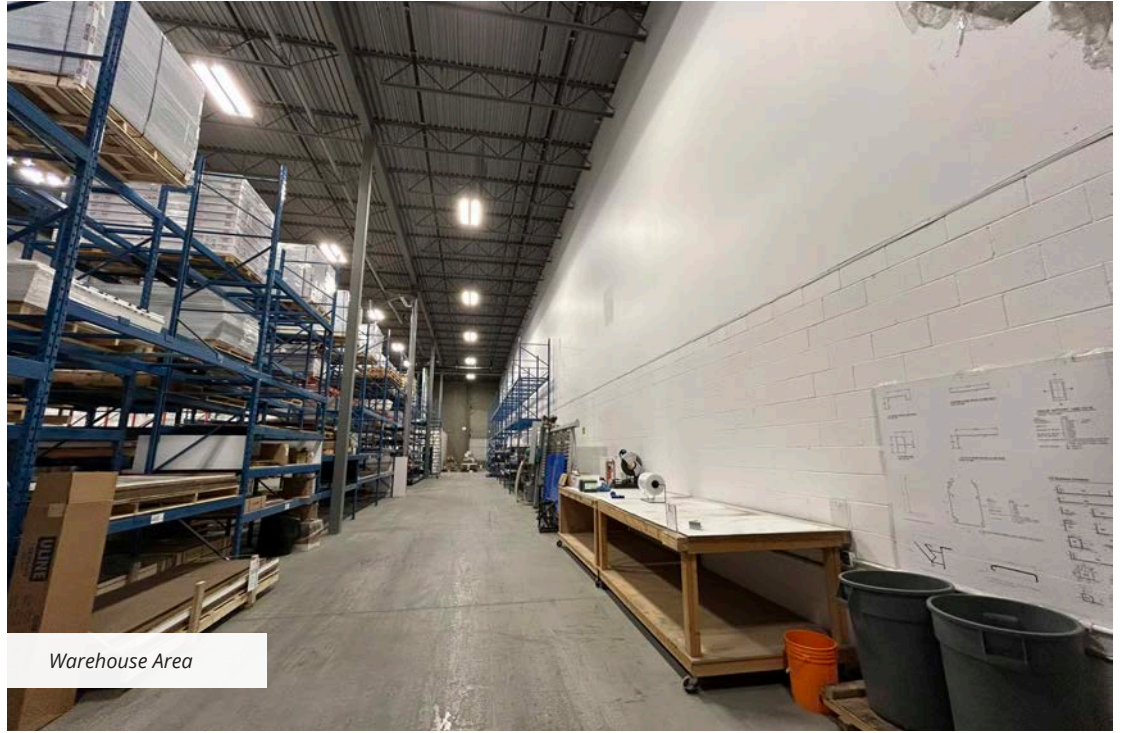


Highlights

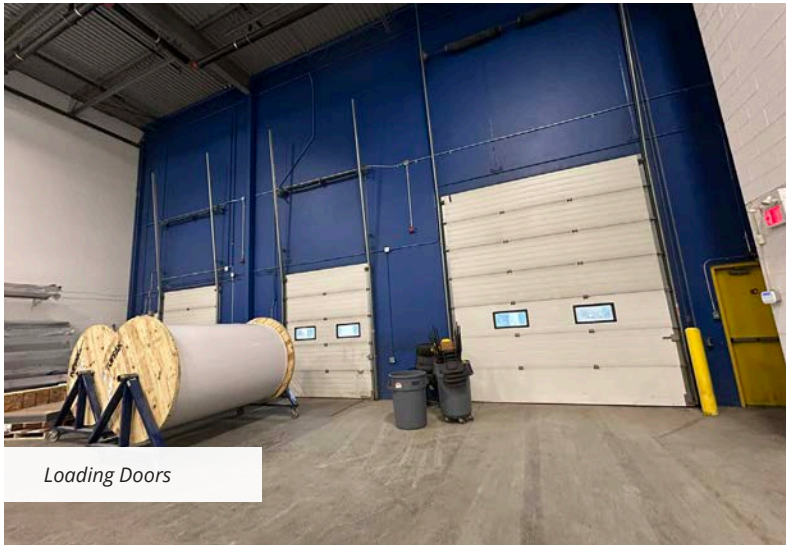
- Dock and drive-in loading capabilities
- Ample double row parking in front of building and along 64th Avenue SE
- Well-appointed, bright offices with reception, boardroom, and kitchen
- Large marshalling area suitable for 53' trailer access
- Quick access to 61st Avenue SE, 52nd Street SE, Glenmore Trail, Peigan Trail SE, Stoney Trail, and Barlow Trail



Exterior Loading Area



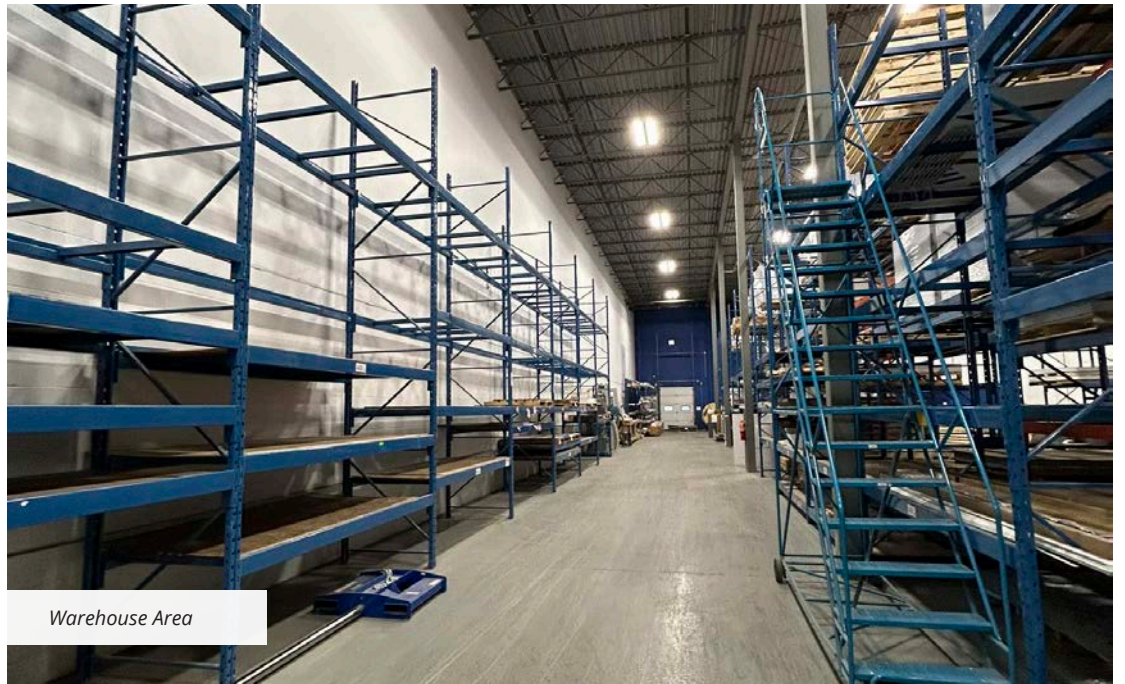
Warehouse Area



Loading Doors








Lunchroom/Kitchen



Warehouse Area

Location Overview


Location Highlights

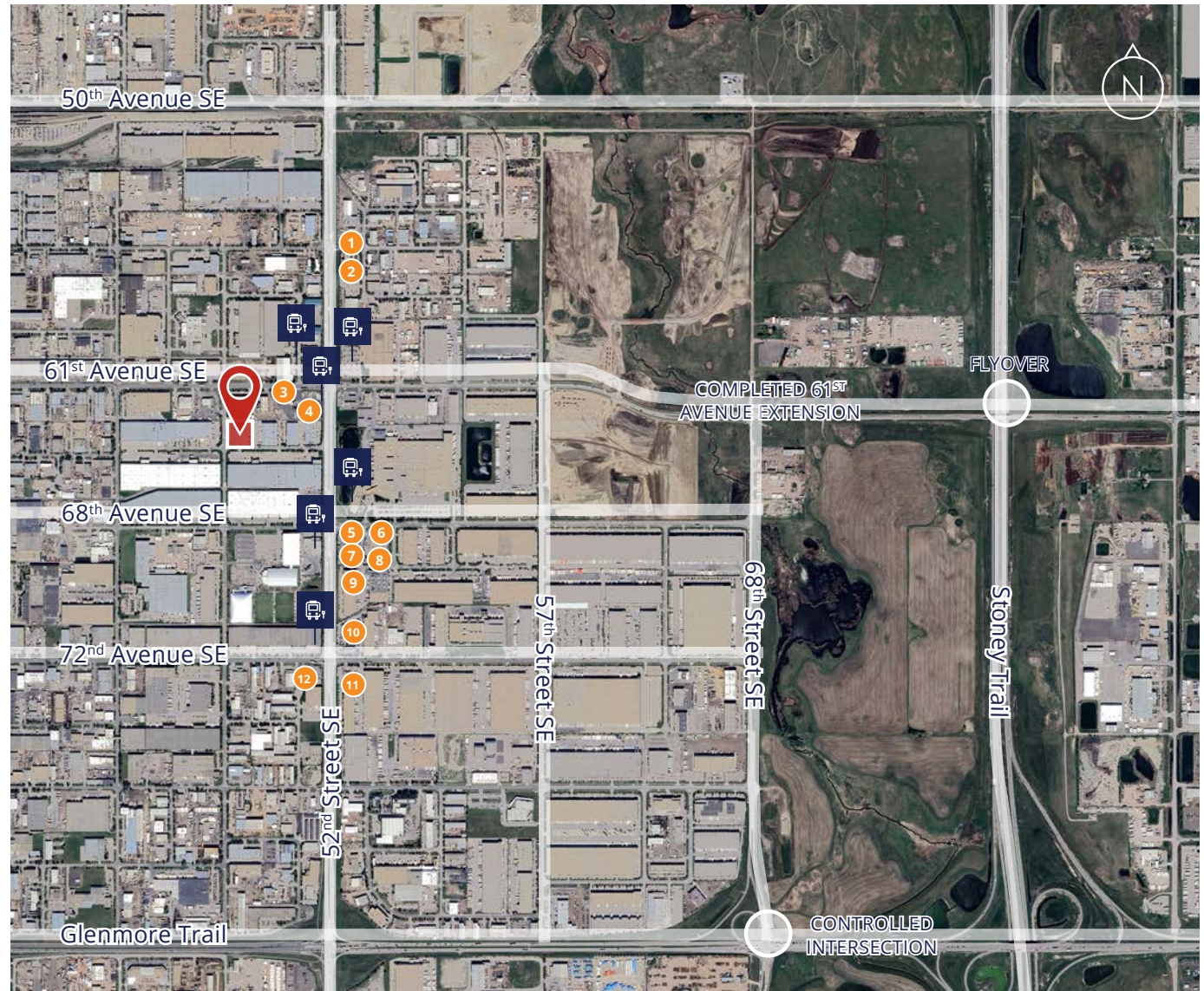
-  Easy access to major city thoroughfares such as Stoney Trail & Glenmore Trail
-  Ample amenities in the area for employees
-  30 minute drive to the Calgary International Airport
-  20 minute drive to downtown Calgary
-  Red Deer | 1 Hour, 36 Minutes
Edmonton | 3 Hours
Lethbridge | 2 Hours, 4 Minutes

Nearby Amenities

- | | |
|--|---|
|  Brewsters |  Circle K |
|  Fountain Tire |  Subway |
|  RBC |  Dairy Queen |
|  Petro Pass |  McDonalds |
|  Tim Hortons |  A&W |
|  Kal Tire |  Tim Hortons |

 Property Location

 Bus Stop





Barlow Trail SE

68th Avenue SE

61st Avenue SE



72nd Avenue SE

52nd Street SE

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