

# For Sublease

7455 68 Street SE, Unit 110  
Calgary, AB

- ±10,314 s.f. for sublease with excess yard storage
- Oversized drive-in doors
- Fenced and secured yard area
- End cap unit with high quality office finishes
- Ample vehicle parking



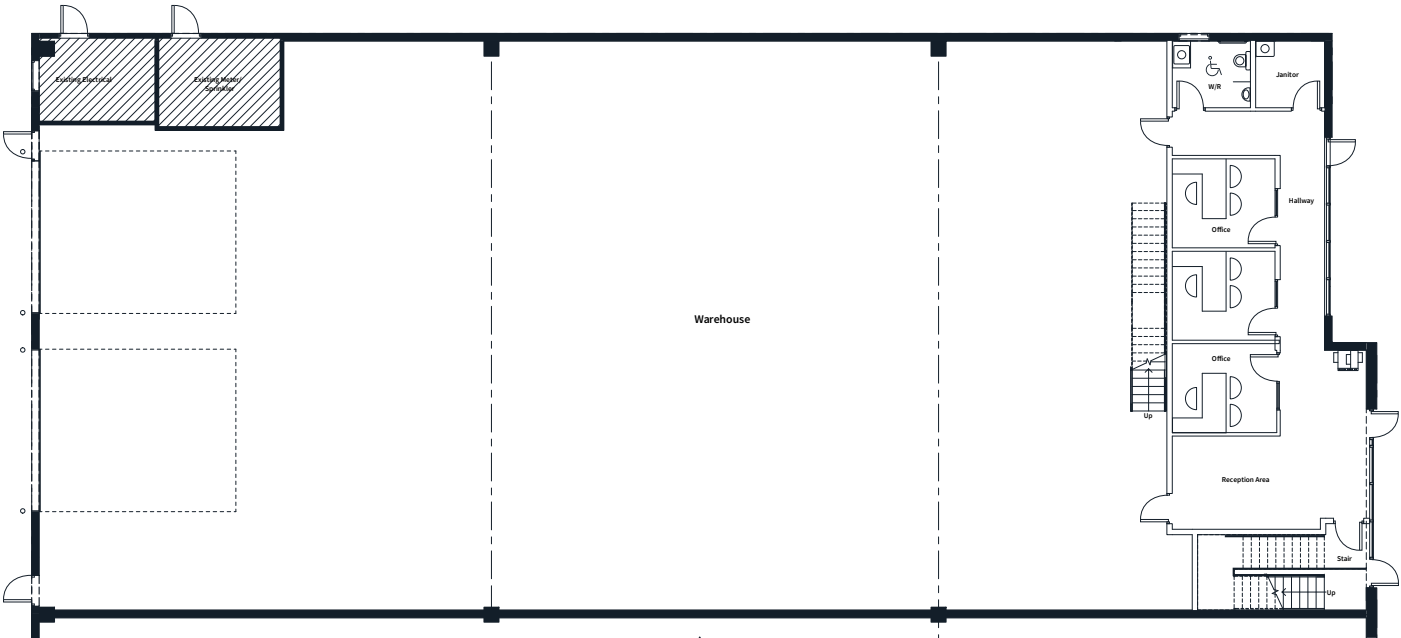


## Property Details

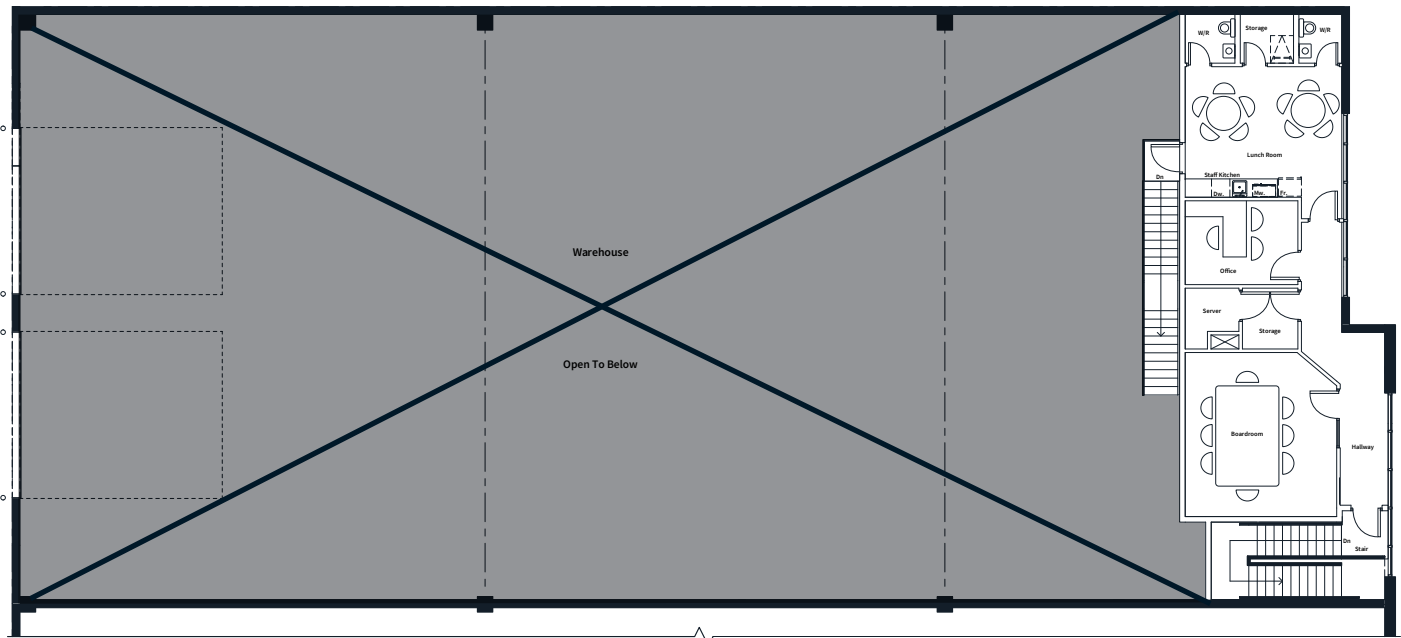
<b>Address</b>	7455 68 Street SE, Unit 110	<b>Ceiling Height</b>	28' clear
<b>District</b>	Great Plains	<b>Power</b>	400 Amps @ 347/600 Volts
<b>Zoning</b>	I-G (Industrial General)	<b>Sublease Rate</b>	Market
<b>Sublease Expiry</b>	February 27, 2029	<b>Operating Costs</b>	\$6.97 p.s.f. (2025)
<b>Building Size</b>	Main floor office: ± 1,180 s.f. Second floor office: ± 1,103 s.f. Warehouse: ± 8,031 s.f. Total: ± 10,314 s.f.	<b>Available</b>	Immediately
<b>Loading</b>	2 – (18' wide x 22' high) drive-in doors (powered)	<b>Features</b>	<ul style="list-style-type: none"><li>• Make Up Air (30,000 CFM)</li><li>• LED Lighting throughout</li><li>• Radiant tube heating in warehouse</li><li>• Sprinklered</li><li>• High parking ratio</li><li>• ± 19,000 s.f. fenced yard</li></ul>

# Floor Plan

Main Floor

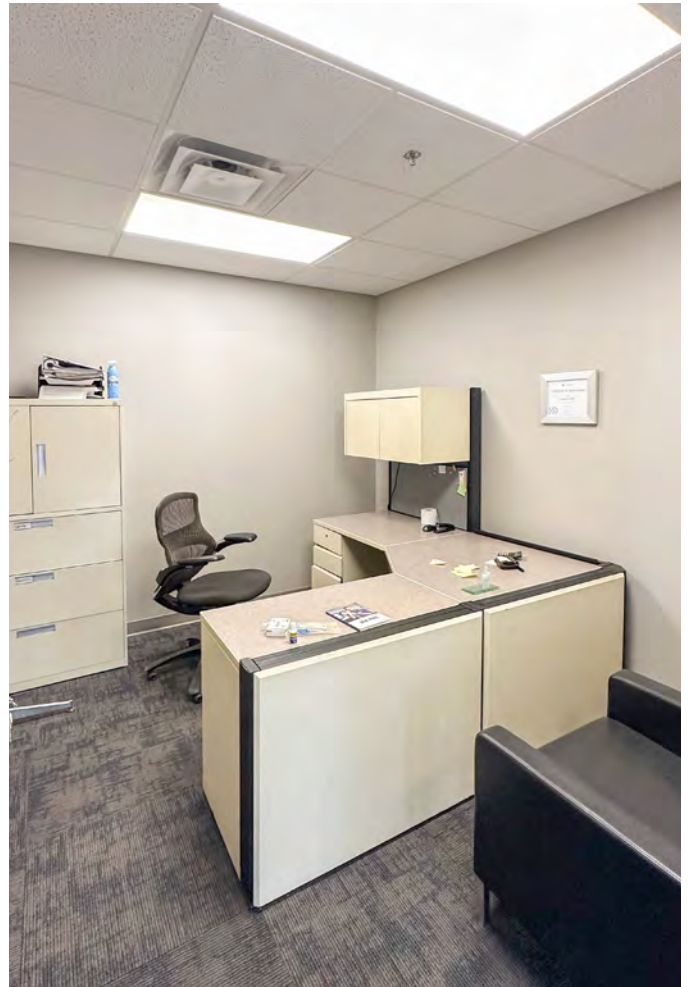


Second Floor





# Interior Photos





# Site Map



## Drive Times

Glenmore Trail → 2 mins / 950 m	Deerfoot Trail → 10 mins / 8.3 km
Stoney Trail (Ring Road) → 3 mins / 2.0 km	Downtown Calgary → 16 mins / 14.9 km
Trans-Canada → Hwy 9 mins / 10.9 km	Calgary Int. Airport → 22 mins / 25.1 km

## Contact us for more information



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