

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

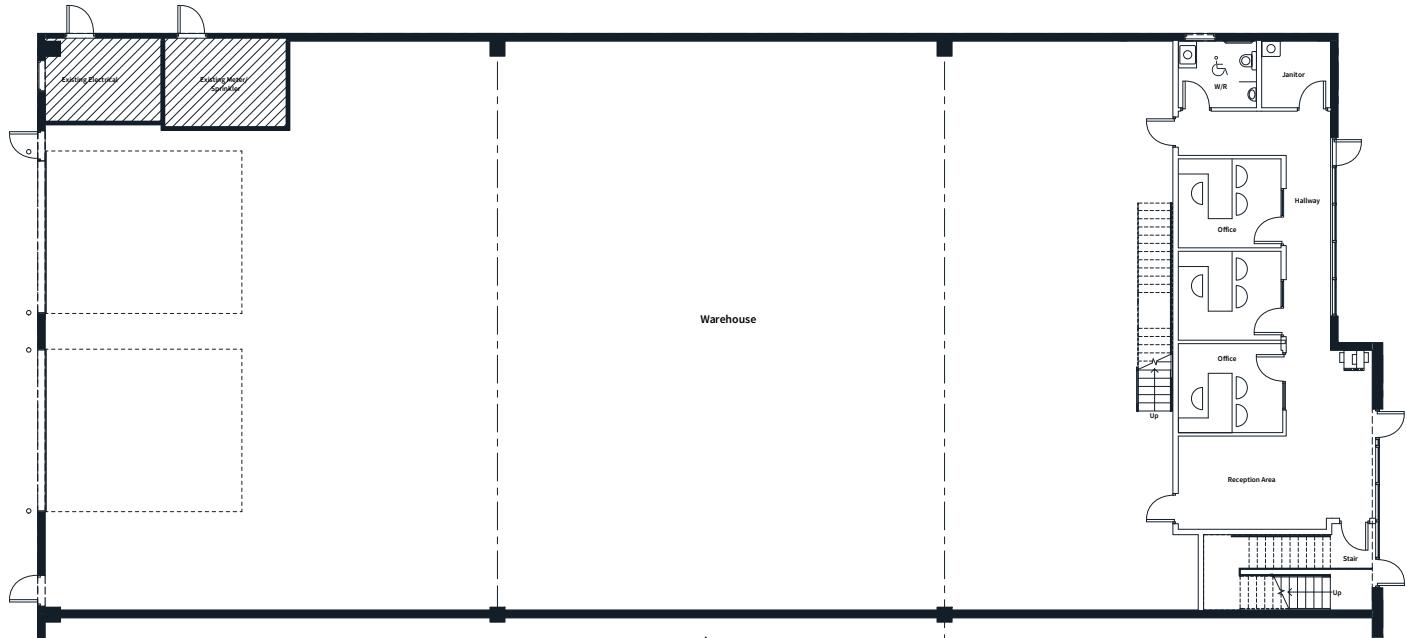


Property Details

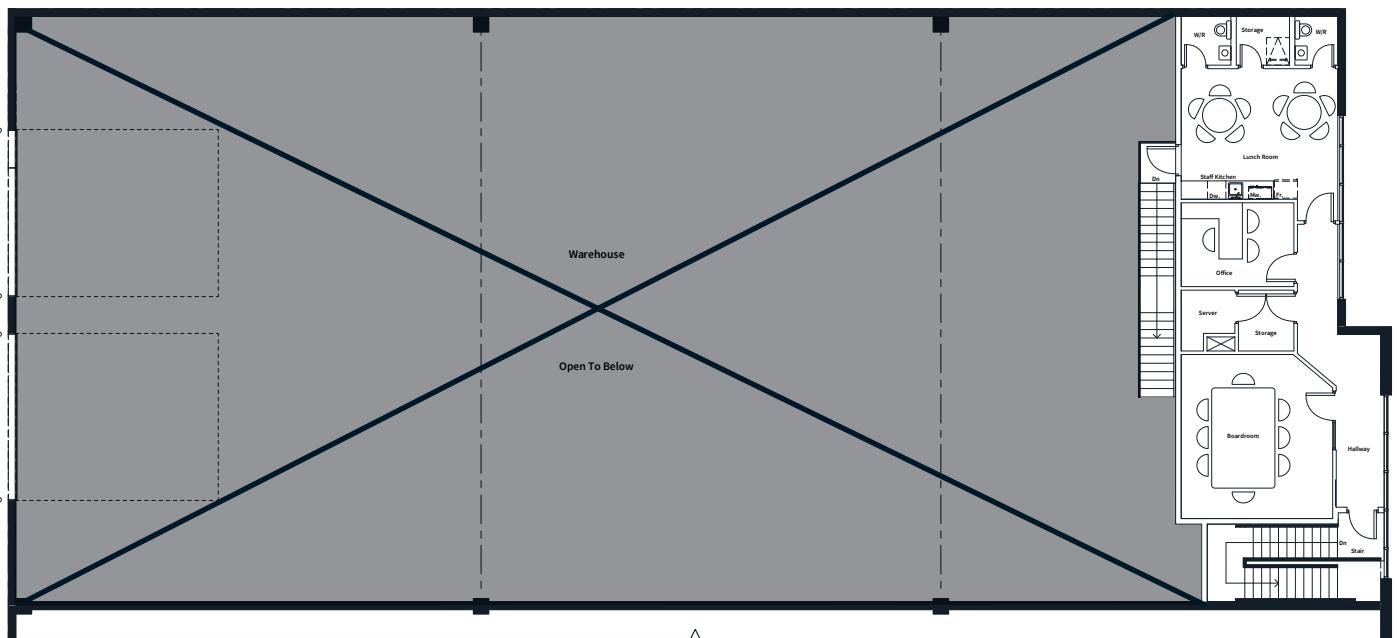
Address	7455 68 Street SE, Unit 110	Ceiling Height	28' clear
District	Great Plains	Power	400 Amps @ 347/600 Volts
Zoning	I-G (Industrial General)	Sublease Rate	Market
Sublease Expiry	February 27, 2029	Operating Costs	\$6.97 p.s.f. (2025)
Building Size	Main floor office: Second floor office: Warehouse: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

Floor Plan

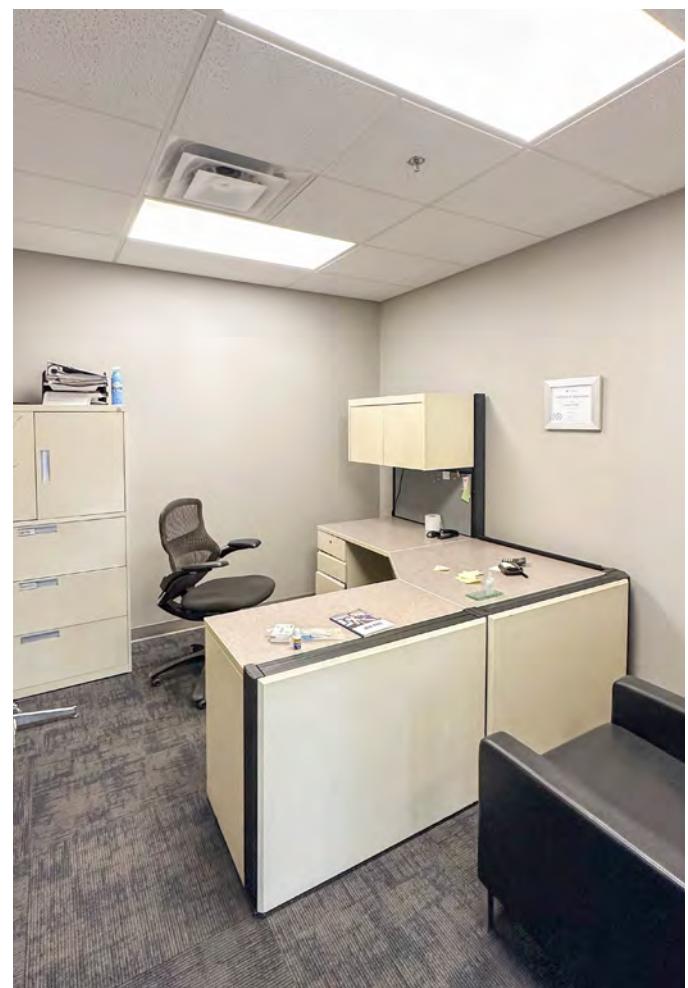
Main Floor



Second Floor



Interior Photos



Site Map



Drive Times

Glenmore Trail → 2 mins / 950 m

Stoney Trail (Ring Road) → 3 mins / 2.0 km

Trans-Canada → Hwy 9 mins / 10.9 km

Deerfoot Trail → 10 mins / 8.3 km

Downtown Calgary → 16 mins / 14.9 km

Calgary Int. Airport → 22 mins / 25.1 km

Contact us for more information

 **JLL** SEE A BRIGHTER WAY

Austin Smith

Lead Broker

Vice President

+1 403 456 2197

austin.smith@jll.com

Troy Robinson

Lead Broker

Associate

+1 403 670 7353

troy.robinson@jll.com

Marshall Toner

EVP, National Industrial

+1 403 456 2214

marshall.toner@jll.com

Ryan Haney

Executive Vice President

+1 403 456 2221

ryan.haney@jll.com

Chris Saunders

Executive Vice President

+1 403 456 2218

chris.saunders@jll.com

Carey Koroluk

Vice President

+1 403 456 2346

carey.koroluk@jll.com