

FOR SUBLEASE

9,829 sf Warehouse with Dock and Drive-In Loading

 Piedmont Plastics®

Unit 133, 10760 - 25 Street NE

9,829 sf industrial facility located in the Airport Industrial Park.

Contact:

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UNIT 133, 10760 - 25 STREET NE

Property Profile

Building Area:	Office:	1,200 sf
	Warehouse:	8,629 sf
	Total:	9,829 sf
Sublandlord:	Piedmont Plastics Inc.	
Landlord:	Skyline REIT	
Rental Rate:	Market sublease rates	
Op Costs:	\$4.69 per sf (est. 2025)	
Availability:	Immediately	
Term Expiry:	December 31, 2026	
District:	Airport Industrial Park	
Year Built:	2016	
Zoning:	I-G (Industrial General)	
Ceiling Height:	28' clear	
Power:	400A (TBV)	
Lighting:	T5	
Sprinklered:	ESFR	
Make-up Air Unit:	Yes - CFM (TBD)	
Loading:	2 (9' x 10') dock doors, 1 (10' x 12') grade level	
Parking:	Double row parking	



Property Information

Radiant and gas fired unit heaters.

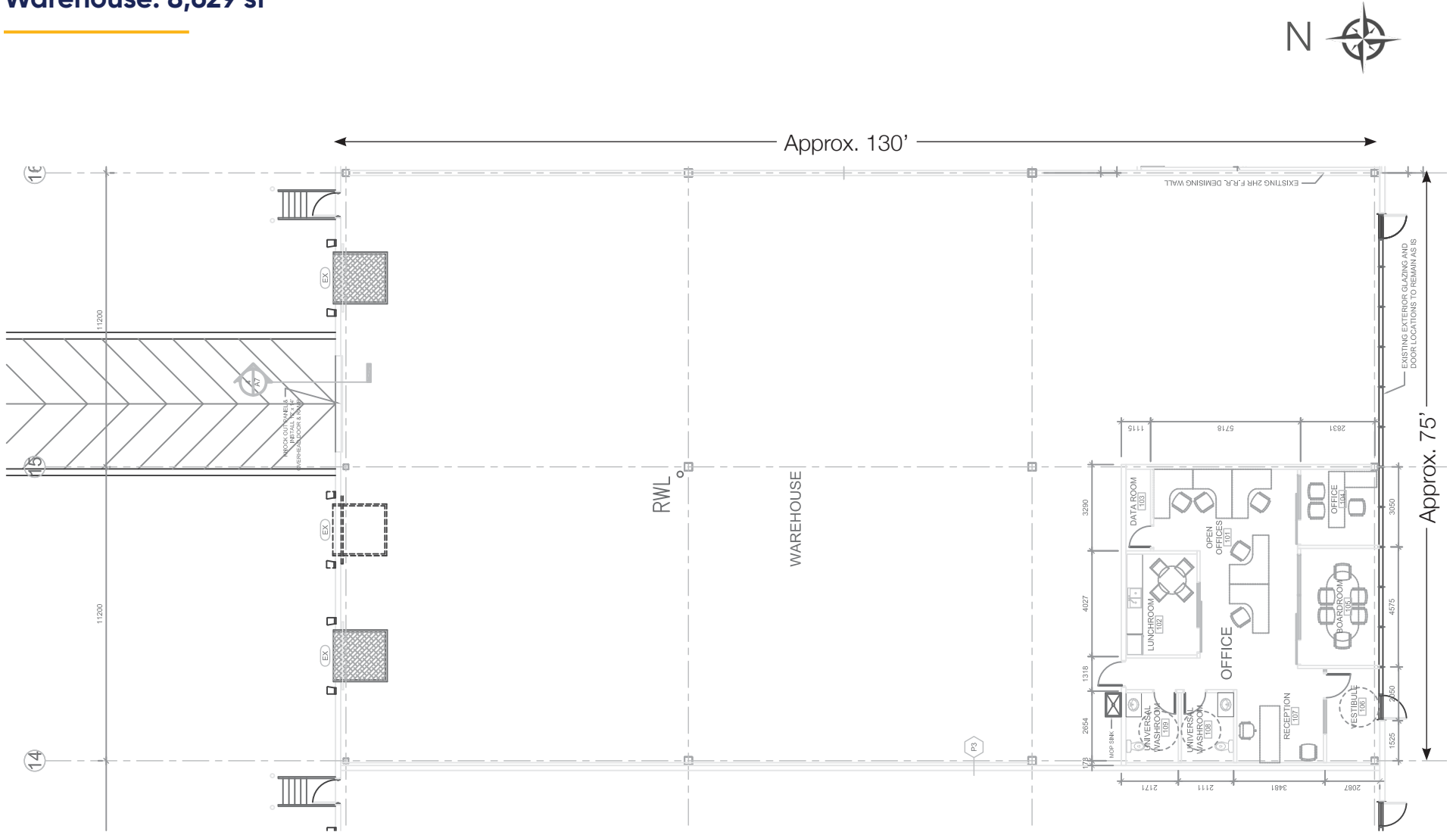
Office furniture available.

Close proximity to the Calgary International Airport.

Excellent access to Country Hills Blvd NE, Airport Trail NE, Deerfoot Trail NE and Stoney Trail NE.

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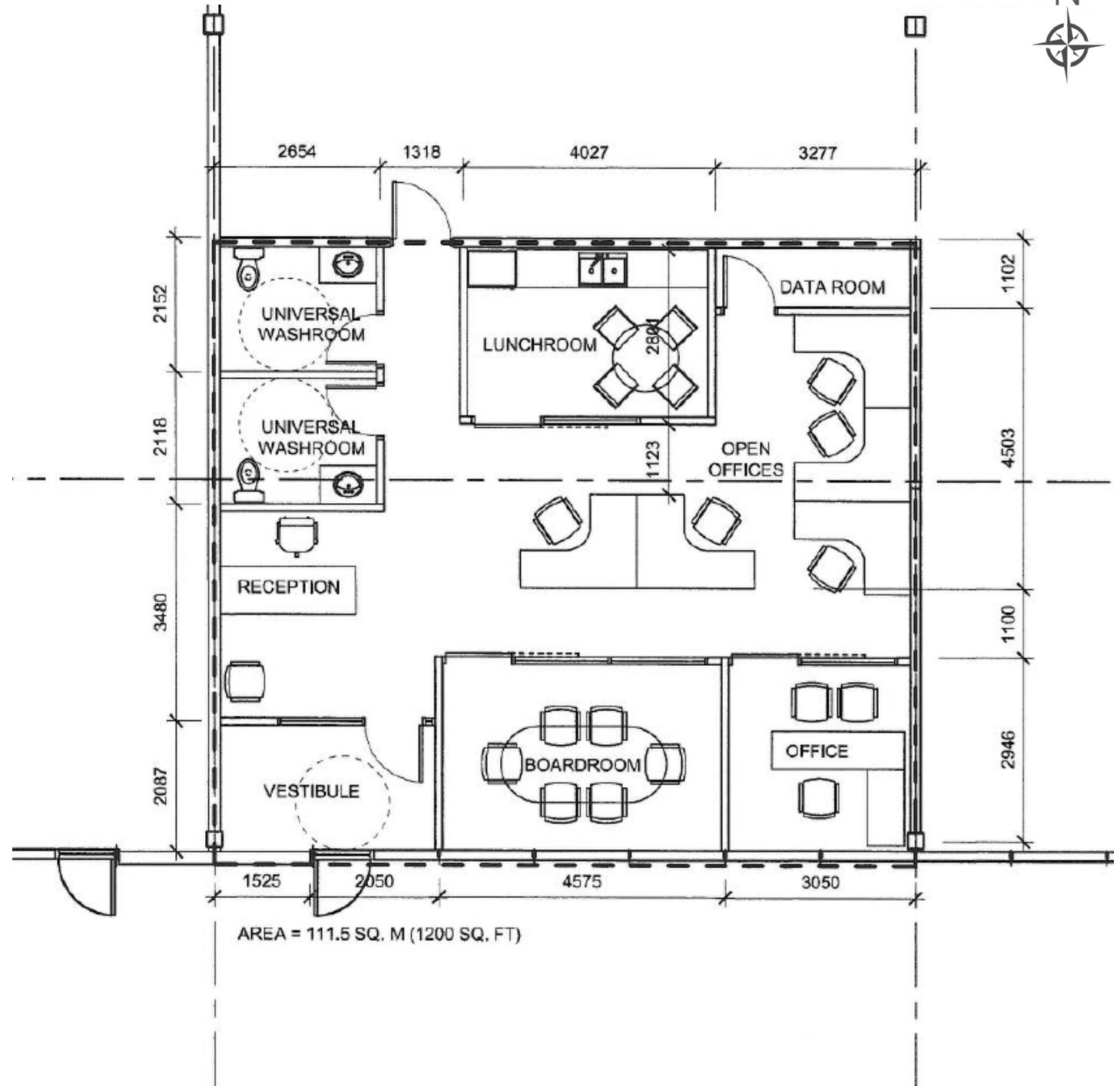
Warehouse: 8,629 sf



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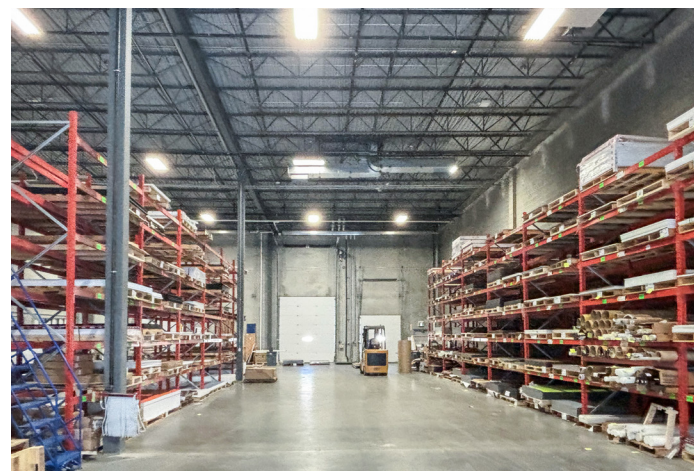
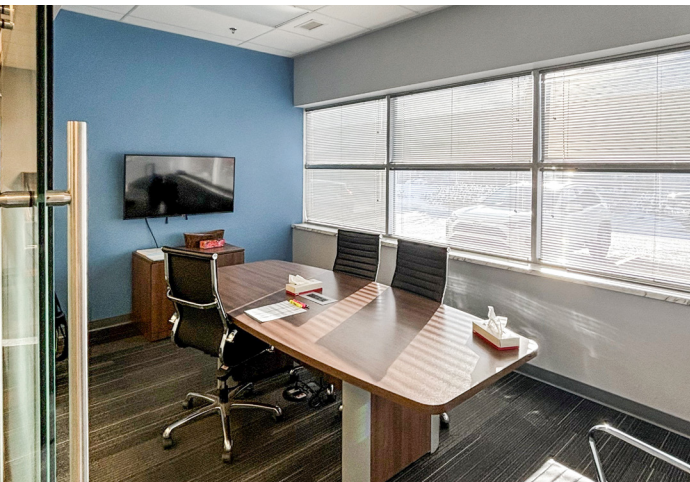
Office: 1,200 sf

- Reception
- Boardroom
- 1 private office
- Open areas for workstations
- Data room
- Lunch room
- Washrooms





Unit 133, 10760 - 25 Street NE





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Drive Times & Amenities

- 2 minute drive-time to Country Hills Blvd NE
- 3 minute drive-time to Airport Trail NE
- 4 minute drive-time to Deerfoot Trail NE
- 6 minute drive-time to Stoney Trail NE
- Amenities within 10 minutes include Wendy's, Burger Theory, Dairy Queen, Circle K, and Shubham Supermarket.

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