

INDUSTRIAL SPACE FOR SUBLEASE

3944-3956, 29 STREET NE

18,104 SF



Scout
Real Estate Ltd

Matthew Weiss
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PROPERTY DETAILS

- Size: 18,104 SF
- Sublease term to November 29, 2027
- Available: 30 - 60 days notice
- Gross sublease rate including utilities
- Space consists of 50% warehouse & 50% showroom & office
- Make up air
- 450 amp power, shared with 2nd floor office tenant
- 3, 12W x 14H Drive-in doors
- Ceiling height: 22'5"
- Showroom/retail area
- I-G Zoned
- Fenced Yard



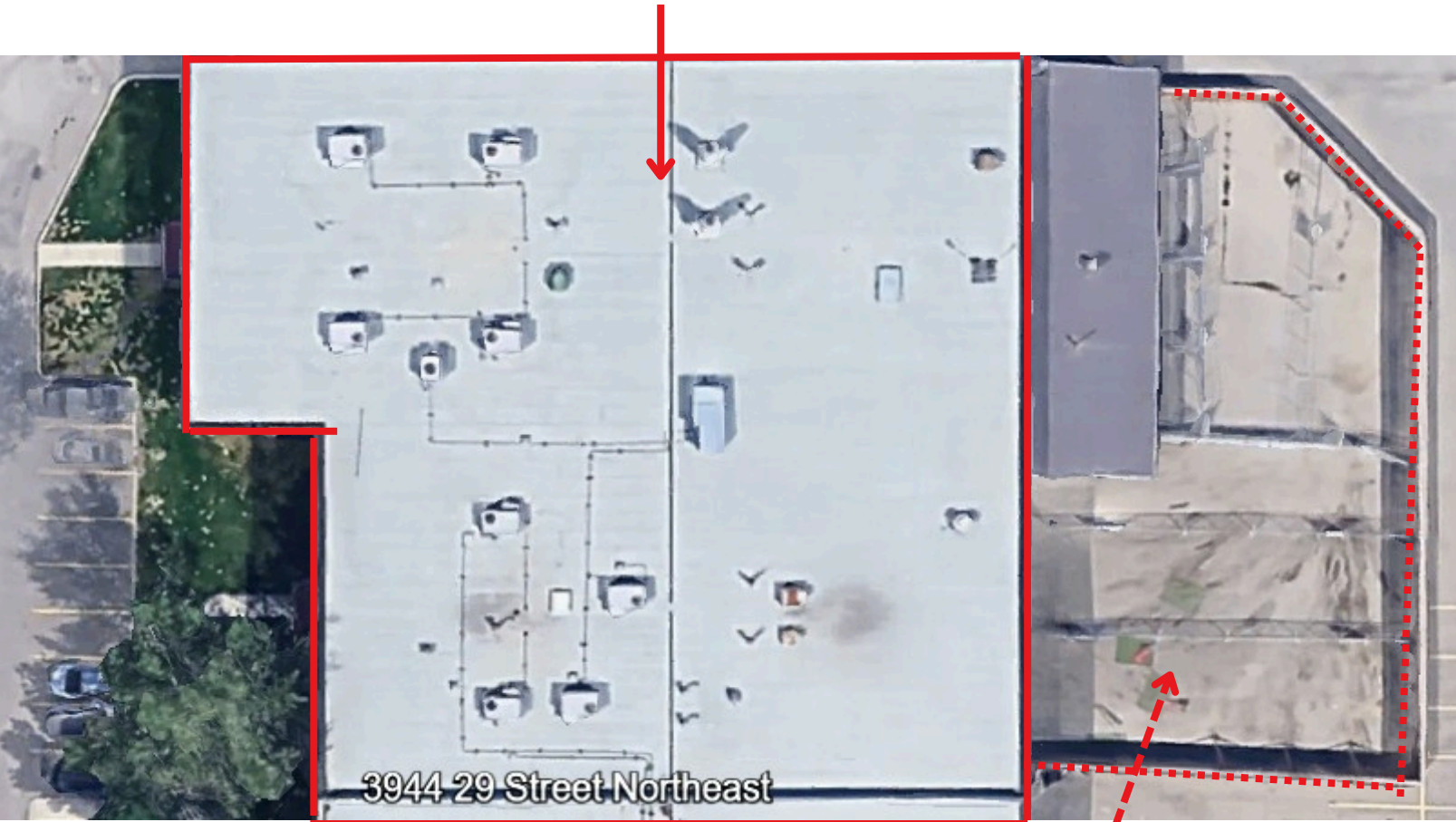
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BUILDING VIEW

BAYS 3944-3956



Fenced Yard

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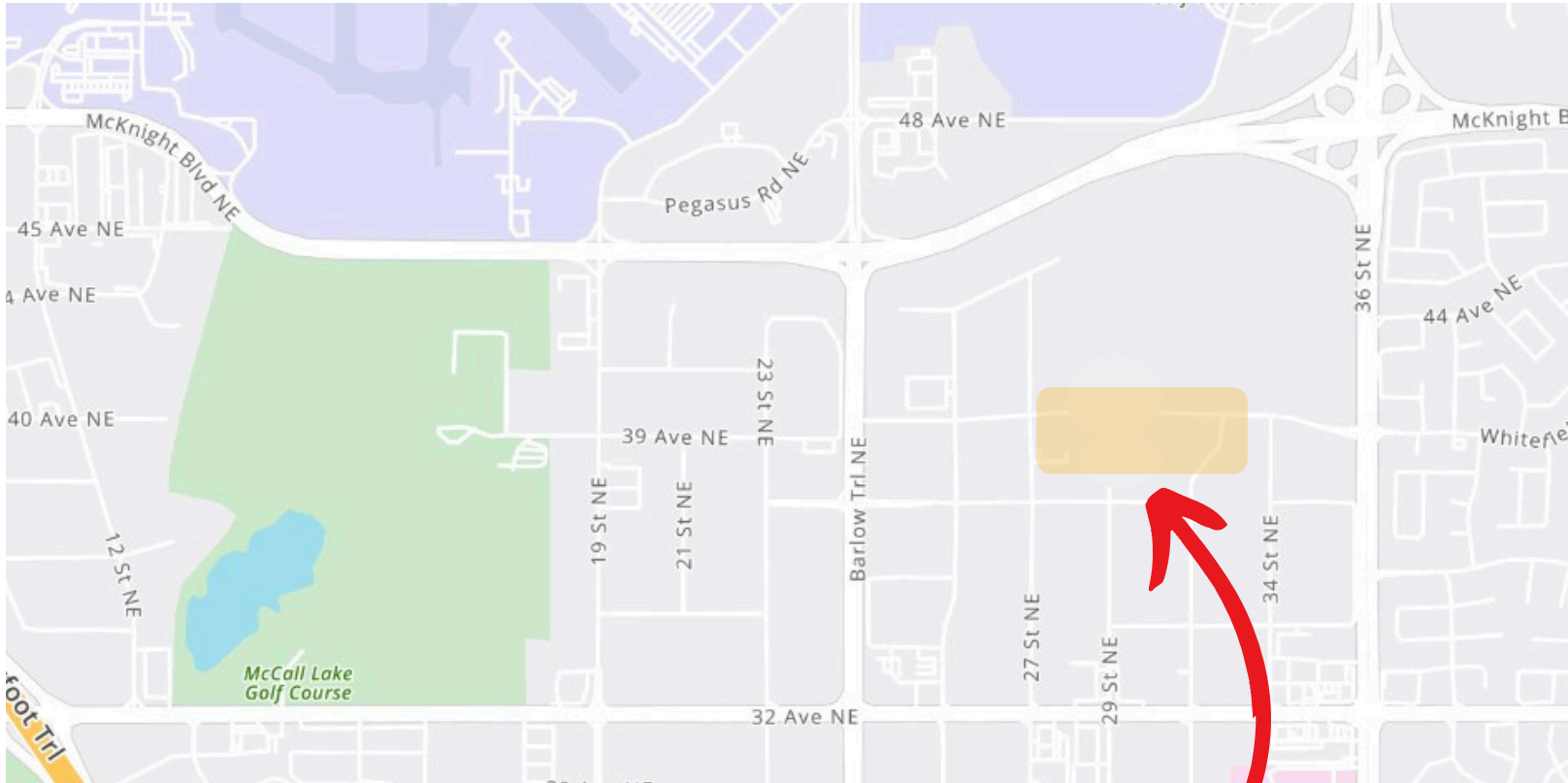
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PROPERTY LOCATION DETAILS:

- EASY ACCESS TO BARLOW TRAIL NE & 36 STREET NE
- MANY INDUSTRIAL USE BUSINESSES IN THE VICINITY
- DRIVING DISTANCE TO SEVERAL RETAIL & RESTAURANT AMENITIES



3944-29 Street NE

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