

NORTHEAST INDUSTRIAL BAY

// 4,020 SF

FOR LEASE

4712 - 13 Street NE, Unit 109, Calgary, AB



Lead Broker

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PROPERTY HIGHLIGHTS // 4712 - 13 Street NE, Unit 109



PROPERTY OVERVIEW

- Industrial bay with drive-on loading
- Office layout consists of front reception area, 3 private offices, kitchenette and two washrooms
- Sump in warehouse
- 1,355 bonus mezzanine (free of charge)
- Nearby to several restaurants, cafes, breweries, and a short drive to Deerfoot City Mall
- Bus transportation on 12 Street NE, including bus routes #32 and #69
- Close proximity to 12 Street NE, McKnight Boulevard and Deerfoot Trail NE

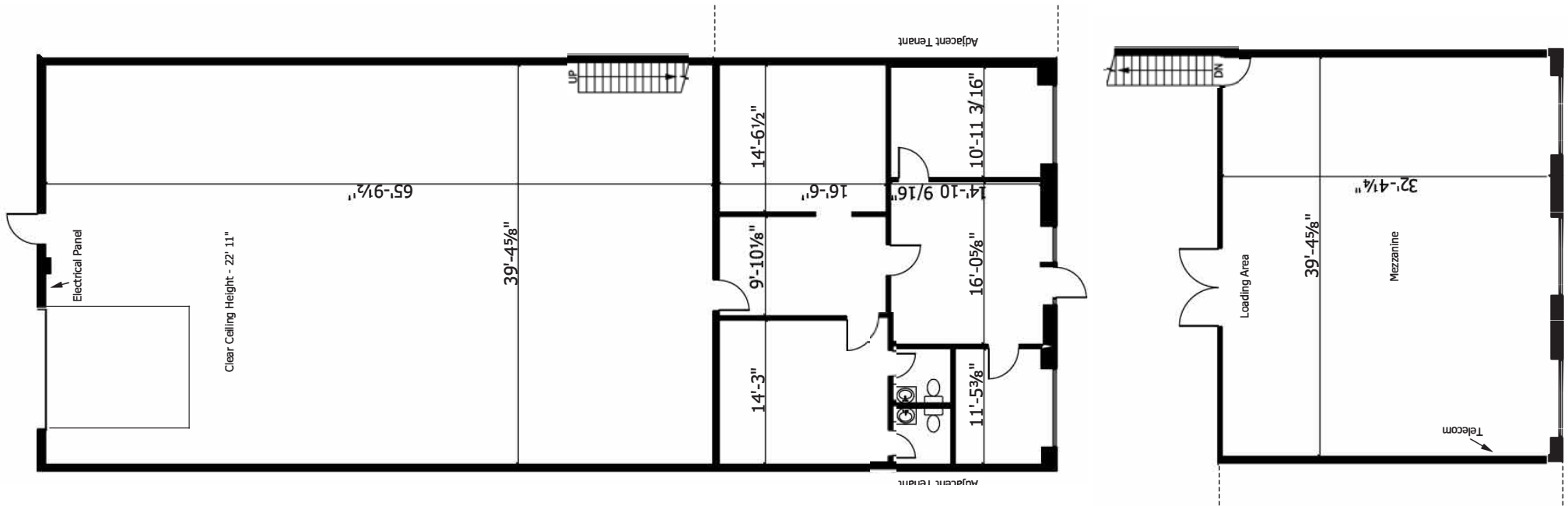
District:	McCall Industrial		
Zoning:	I-G (Industrial General)		
Square Footage Breakdown:	Office:	1,244 SF	
	Warehouse:	<u>2,676 SF</u>	
	Total:	4,020 SF	
	Bonus Mezzanine:	1,355 SF	
Clear Height:	22'11"		
Loading:	1 Drive Door (12'w x 14'h)		
Power:	100 Amps (TBV)		
Lease Rate:	\$13.00 PSF		
Operating Costs (Est. 2024):	\$6.21 PSF		
Availability:	Negotiable		



PROPERTY PICTURES // 4712 - 13 Street NE, Unit 109



FLOOR PLAN



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