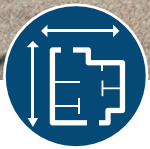


FOR LEASE

CDNGLOBAL[®]

Unit 126
1530 - 27 Avenue NE
Calgary, AB

6,820 SF Industrial Space
with Flex space & Drive-in door



6,498 SF
SIZE



19'2"
CLEAR HEIGHT



1 Drive-in
LOADING



Immediate
AVAILABILITY

LEASE DETAILS

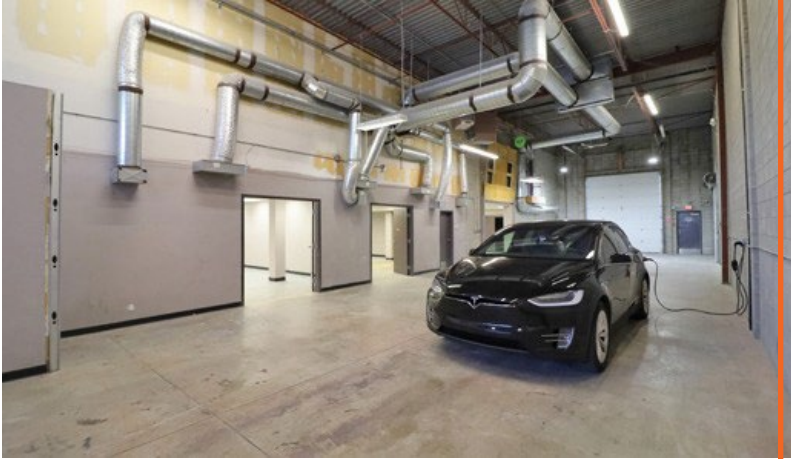
• ZONING:	(I-G) Industrial General
• DISTRICT:	South Airways
• SIZE:	6,820. sq. ft.
• LOADING:	1 Drive-in door (12'w x 14')
• CLEAR HEIGHT:	19'2" (TBV)
• POWER:	100 Amps (TBV)
• LEASE RATE:	\$7.00 PSF
• OPERATING COSTS (EST. 2023):	\$6.47 PSF
• AVAILABILITY:	Immediate

* Electricity & Gas to be placed in Tenant's possession

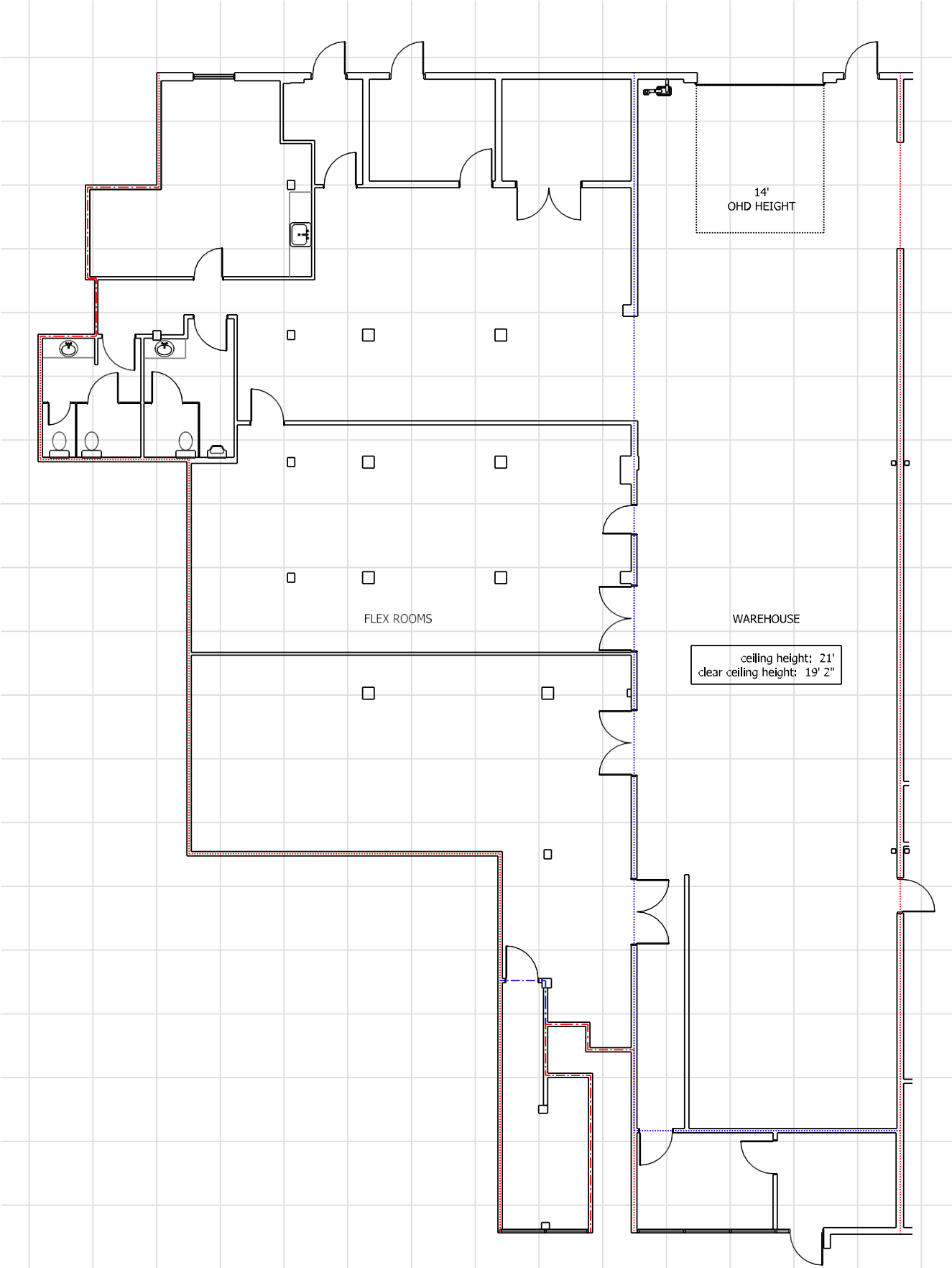
PROPERTY DETAILS

- Industrial bay with flex space and office area
- Office consist of front reception area, open office area at the rear of the bay, lunchroom, and two washrooms
- Three large flex space rooms (total 3,598 SF)
- Ventilation system infrastructure in place
- One drive-in door loading at warehouse (12' w x 14'h)
- 19'2" Ft clear height at warehouse (TBV)
- Close proximity to 32 Avenue NE and easy access Deerfoot Trail NE

PICTURES



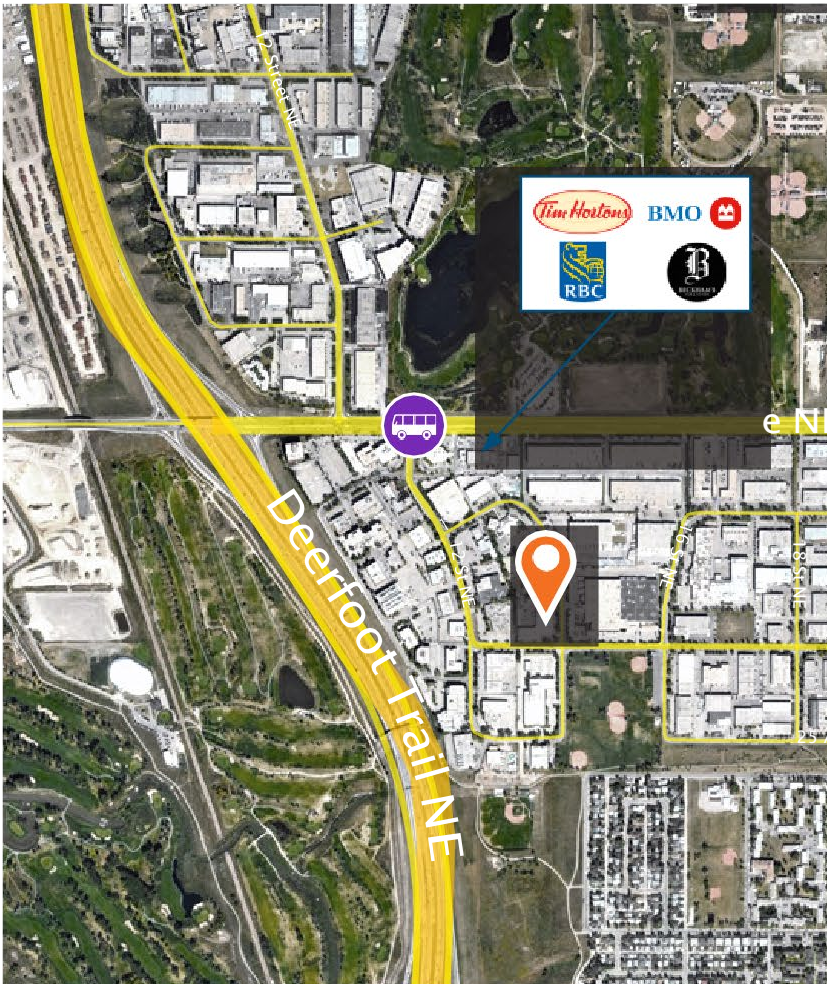
FLOOR PLAN



PROPERTY LOCATION



AERIAL MAP



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The particulars are submitted to the best of our knowledge and are subject to change without notice.

CDNGLOBAL does not assume responsibility for any errors or omissions.