

RARE SMALL INDUSTRIAL BAY

// 1,693 SF

FOR LEASE

4261 23 Street NE, Unit 7 Calgary, AB



Lead Broker

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PROPERTY HIGHLIGHTS // 4261 23 Street NE, Unit 7

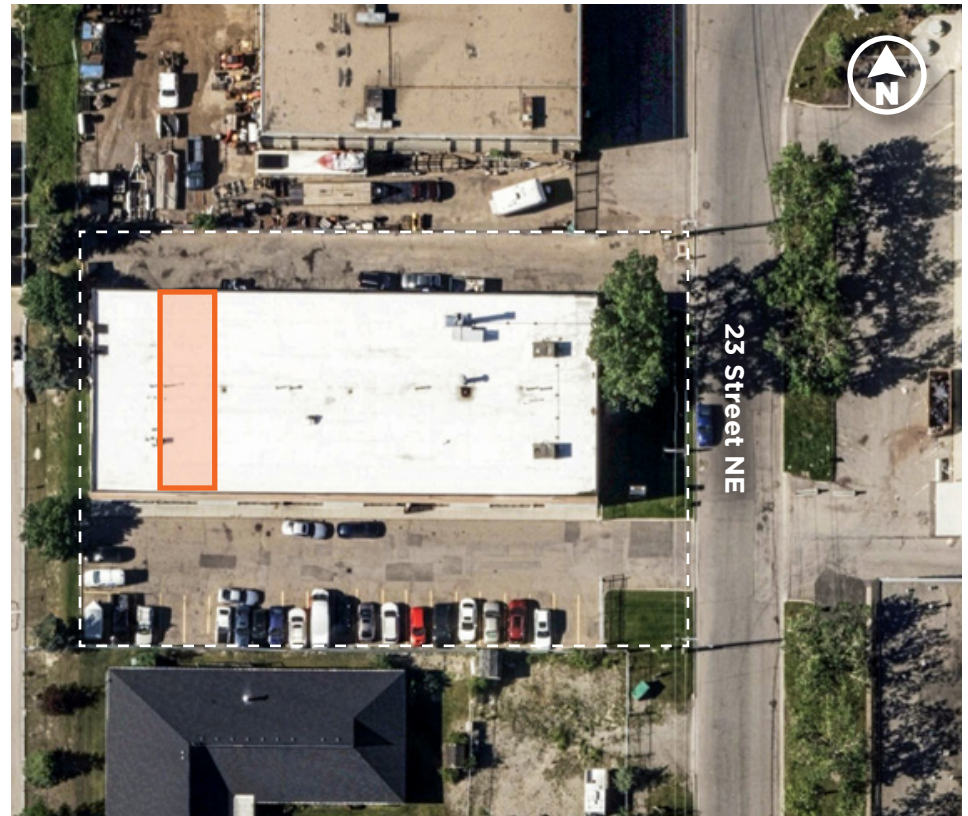


PROPERTY OVERVIEW

- Rare small industrial bay with small office
- Bright front showroom / reception area, one private office and one washroom
- 539 SF bonus mezzanine (free of charge)
- One drive-in door loading at warehouse (10' w x 10'h)
- Close proximity to Barlow Trail NE, 32 Avenue NE, McKnight Boulevard and Deerfoot Trail NE
- **NOTE: Automotive uses are not permitted**

LEASE DETAILS

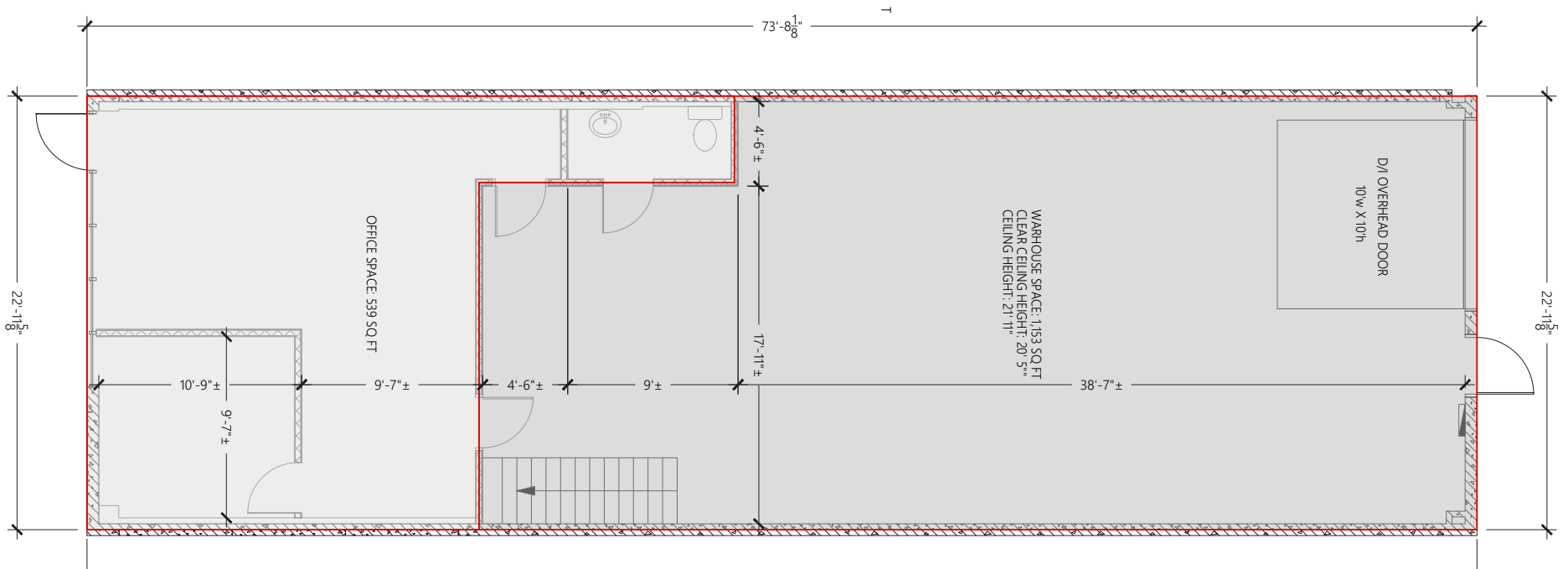
District:	North Airways Industrial	
Zoning:	I-G (Industrial General)	
Square Footage Breakdown:	Office:	539 SF
	Warehouse:	1,153 SF
	Total:	1,693 SF
	Mezzanine:	539 SF
	*Free of charge	
Clear Height:	20'5"	
Loading:	1 Drive-in (10' w x 10'h)	
Power:	100 Amps (TBV)	
Parking:	3 front assigned stalls	
Lease Rate:	\$13.00 PSF	
Operating Costs (Est. 2024):	\$8.40 PSF	
Availability:	Immediate	



PROPERTY PICTURES // 4261 23 Street NE, Unit 7



FLOOR PLAN



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