

NORTHEAST INDUSTRIAL BAY

// 4,014 SF

FOR LEASE

4712 - 13 Street NE, Unit 105, Calgary, AB



Lead Broker

Manny Verdugo, SIOR Vice President | Associate
403.383.7142 | mverdugo@cdnglobal.com

Jose Verdugo | Associate

587.968.1547 | jverdugo@cdnglobal.com

CDN Global Advisors Ltd. 736 6th Ave SW, Suite 1010
Calgary, Alberta T2P 3T7 www.cdnglobal.com

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PROPERTY HIGHLIGHTS // 4712 - 13 Street NE, Unit 105



PROPERTY OVERVIEW

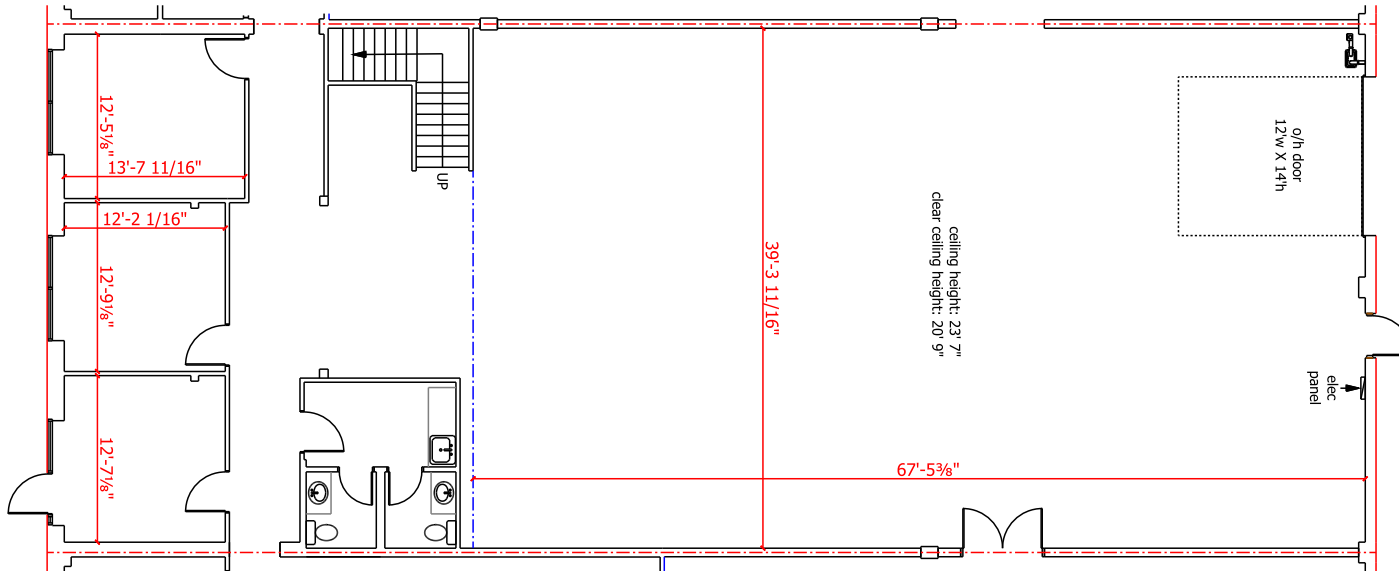
- Industrial bay with drive-on loading
- The main floor office layout consists of front reception area, 2 private offices, coffee area, and two washrooms
- 841 bonus mezzanine (free of charge), which consists of open concept and a kitchen area with a sink
- Nearby to several restaurants, cafes, breweries, 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:	1,287 SF
	Warehouse:	<u>2,727 SF</u>
	Total:	4,014 SF
	Bonus Mezzanine:	841 SF
Clear Height:	20'9"	
Loading:	1 Drive Door (12'w x 14'h)	
Power:	100 Amps, 120/208 Volt (TBV)	
Lease Rate:	\$13.00 PSF	
Operating Costs (Est. 2024):	\$6.21 PSF	
Availability:	March 1, 2025	

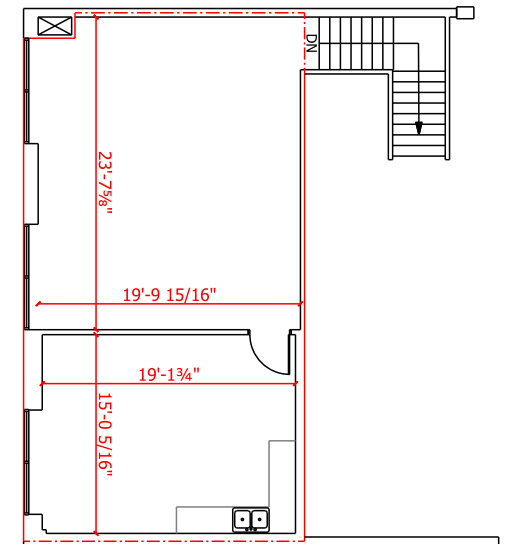


FLOOR PLAN

Main Floor



Mezzanine Floor



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