

NORTHEAST INDUSTRIAL BAY WITH YARD

// 15,069 SF with Large Fenced Yard

FOR LEASE

3501 23 Street NE, Unit 111, Calgary, AB



Lead Broker

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PROPERTY HIGHLIGHTS // 3501 23 Street NE, Unit 111



District: North Airways Industrial

Zoning: I-G (Industrial General)

Square Footage Breakdown:	Office:	1,805 SF
	Warehouse:	13,264 SF
	Total:	15,069 SF

Clear Height: 21'6"

Loading: 4 Drive-in (10'w x 12'h)
3 Drive-in (12'w x 14'h)

Power: Heavy (TBD)

Lease Rates:	Building Only:	\$13.00 PSF with Steps
	Yard only (± 33,000 SF):	\$1.50 PSF

Operating Costs (Est. 2024): \$9.77 PSF
**Electricity, gas, water and sewage included*

Availability: August 1, 2025

PROPERTY OVERVIEW

- Northeast industrial bay with large fenced yard
- Roughly ± 33,000 SF of yard at \$1.50 PSF
- 1,805 SF of showroom space with private offices on front of building
- Office space includes reception area (rear), mezzanine lunchroom, and two washrooms
- Seven (7) drive-in doors
- Drive through capability
- Optional second floor office (3,649 SF)
- Electricity, gas, water, and sewage included in operating costs
- Close proximity to 32 Avenue NE, Barlow Trail NE, Deerfoot Trail NE, and YYC International Airport



PROPERTY PICTURES // 3501 23 Street NE, Unit 111



FLOOR PLAN



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