NORTHEAST INDUSTRIAL BAY WITH YARD

// 15,069 SF with Large Fenced Yard



Lead Broker

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PROPERTY HIGHLIGHTS // 3501 23 Street NE, Unit 111

21/6"



District:	North Airways Industrial	
Zoning:	I-G (Industrial General)	
Square Footage Breakdown:	Office:	1,805 SF

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	Warehouse:	13,264 SF
	Total:	15,069 SF

Glodi Holgitt.	210
Loading:	4 Drive-in (10'w x 12'h)
	3 Drive-in (12'w x 14'h)

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

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

Availability: August 1, 2025

PROPERTY OVERVIEW

- Northeast industrial bay with large fenced yard
- Roughly \pm 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



Clear Height

PROPERTY PICTURES // 3501 23 Street NE, Unit 111













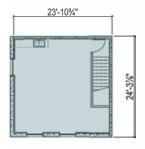




FLOOR PLAN











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