

#### **Lead Broker**

**Jose Verdugo** | Associate 587.968.1547 | jverdugo@cdnglobal.com

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



## PROPERTY DETAILS



#### PROPERTY OVERVIEW

District:	North Airways Industrial
Zoning:	I-B (Industrial Business)
Square Footage Breakdown:	
Office: Warehouse Total: Bonus Mezzanine:	768 SF <u>769 SF</u> <b>1,537 SF</b> 704 SF (Free of charge)
Clear Height:	21′
Loading:	1 Drive-in (8'w x 10'h)
Power:	100 Amps (TBV)
Lease Rate:	\$14.00 PSF
Op's Costs (Est. 2025):	\$9.51 PSF  *Gas and electricity to be at the Tenant's cost.
Availability:	Immediate

#### **PROPERTY OVERVIEW**

- Rare small 1,537 flex space for warehousing or light manufacturing
- Bright front reception area, 2 private offices, coffee station with a sink and one washroom
- 704 SF concrete bonus mezzanine (free of charge)
- One drive-in door loading at warehouse (8' w x 10')
- One reserved parking stall with ample of street parking
- Close proximity to Barlow Trail NE, 32 Avenue NE, McKnight Boulevard and Deerfoot Trail NE

# PROPERTY PICTURES









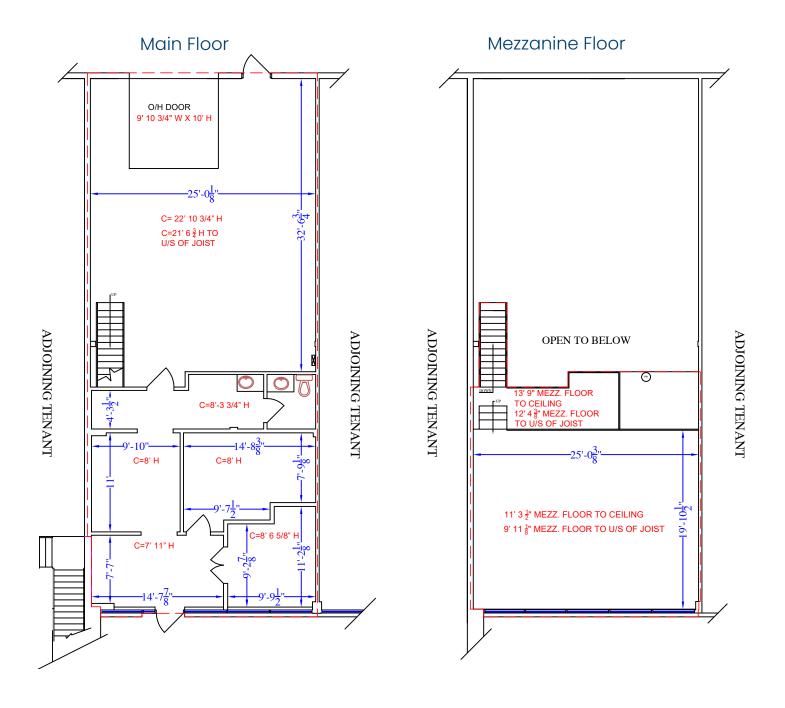








# FLOOR PLAN



While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.

### LOCATION





Drive Times Deerfoot Trail NE 6 minutes
Calgary Airport: 12 minutes
Downtown Calgary: 14 minutes

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

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