

INDUSTRIAL BAY IN NE CALGARY

// 3,007 SF with Drive-in loading



FOR LEASE

**1925 39 Avenue NE, Unit 2
Calgary, AB**

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

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Commercial Real Estate Advisors

PROPERTY DETAILS



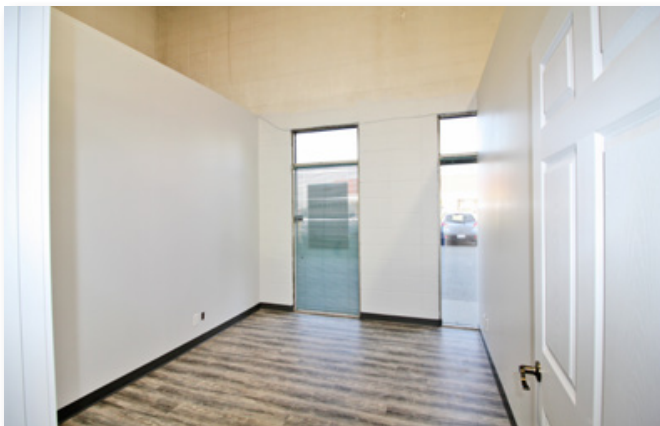
PROPERTY OVERVIEW

District:	South Airways Industrial district
Zoning:	I-G (Industrial General)
Square Footage Breakdown:	
Office:	480 SF
Warehouse	2,527 SF
Total:	3,007 SF
Clear Height:	20'
Loading:	1 Drive-in (12'w x 14'h)
Power:	100 Amps (TBV)
Lease Rate:	\$13.50 PSF with steps
Operating Costs:	\$8.27 PSF (Est. 2025) *Electricity and Gas - to the Tenant's costs
Availability:	January 1, 2026

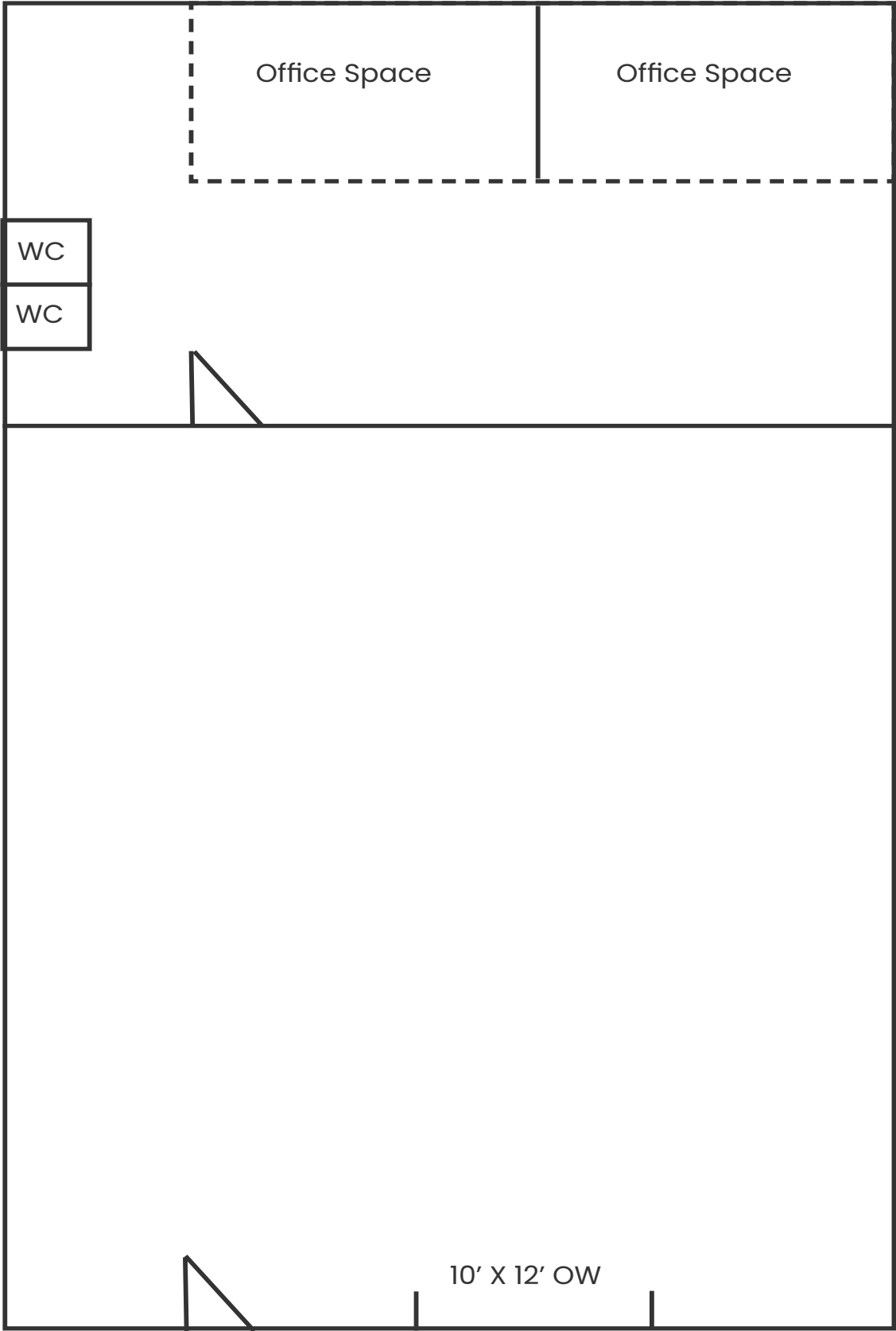
PROPERTY OVERVIEW

- Small industrial bay in northeast Calgary with drive-in loading
 - Front reception area, 2 private offices, open concept area, and two washrooms
 - LED lighting in warehouse
 - Building complex is fenced at the rear
 - Close proximity to 19 Street NE, 32 Avenue NE, McKnight Boulevard NE and Deerfoot Trail NE
- *Note: Does not accommodate 53' trailer*

PROPERTY PICTURES

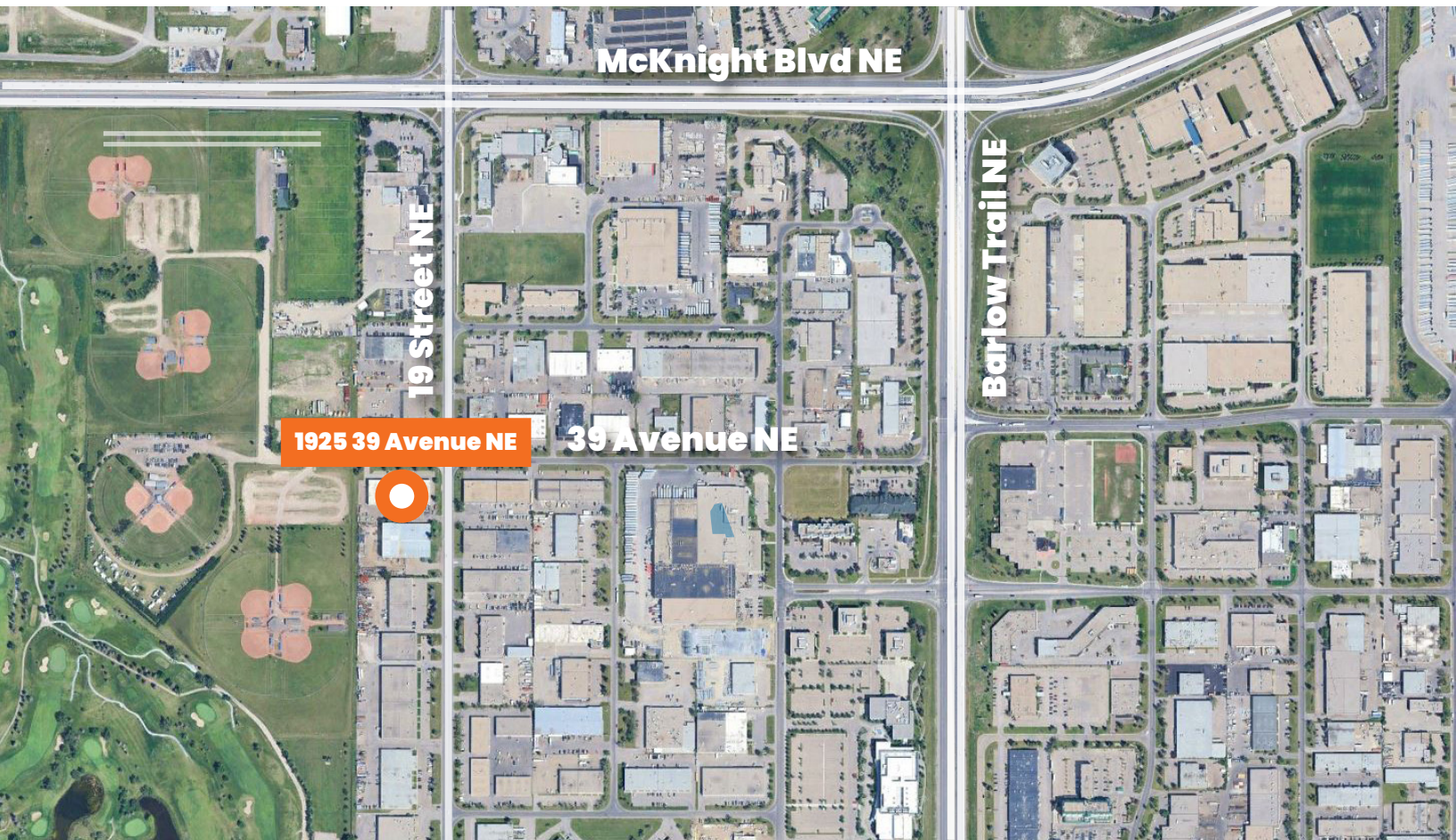


FLOOR PLAN



*Floor plan not to scale; measurements are only approximations

LOCATION



Drive Times

Deerfoot Trail NE	5 minutes
Calgary Airport:	11 minutes
Downtown Calgary:	13 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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