

4,105 SF NE INDUSTRIAL BAY
// Dock and Drive-in Loading



FOR LEASE

**1925 39 Avenue NE, Unit 8
Calgary, AB**

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

CDNGLOBAL®
Commercial Real Estate Advisors

PROPERTY DETAILS



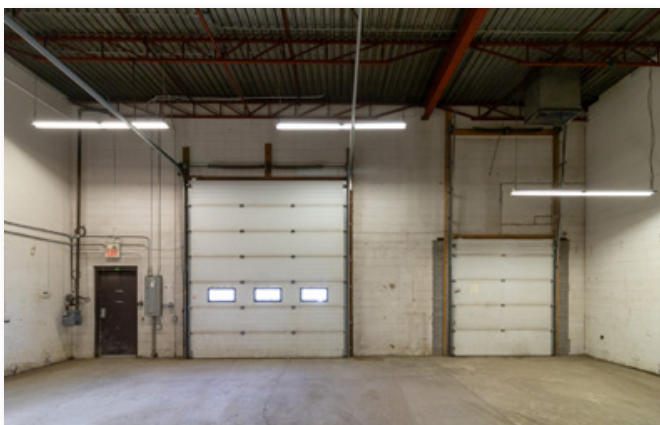
PROPERTY OVERVIEW

District:	South Airways Industrial district
Zoning:	I-G (Industrial General)
Square Footage Breakdown:	
Office:	± 1,718 SF
Warehouse	± 2,387 SF
Total:	4,105 SF
Clear Height:	18' 10" to truss
Loading:	1 Drive-in (12'w x 14'h) 1 Dock (8'w x 10')
Power:	100 Amps (TBV)
Lease Rate:	\$13.00 PSF with step-ups
Operating Costs:	\$8.27 PSF (Est. 2025) *Electricity and Gas - to the Tenant's costs
Availability:	Immediate

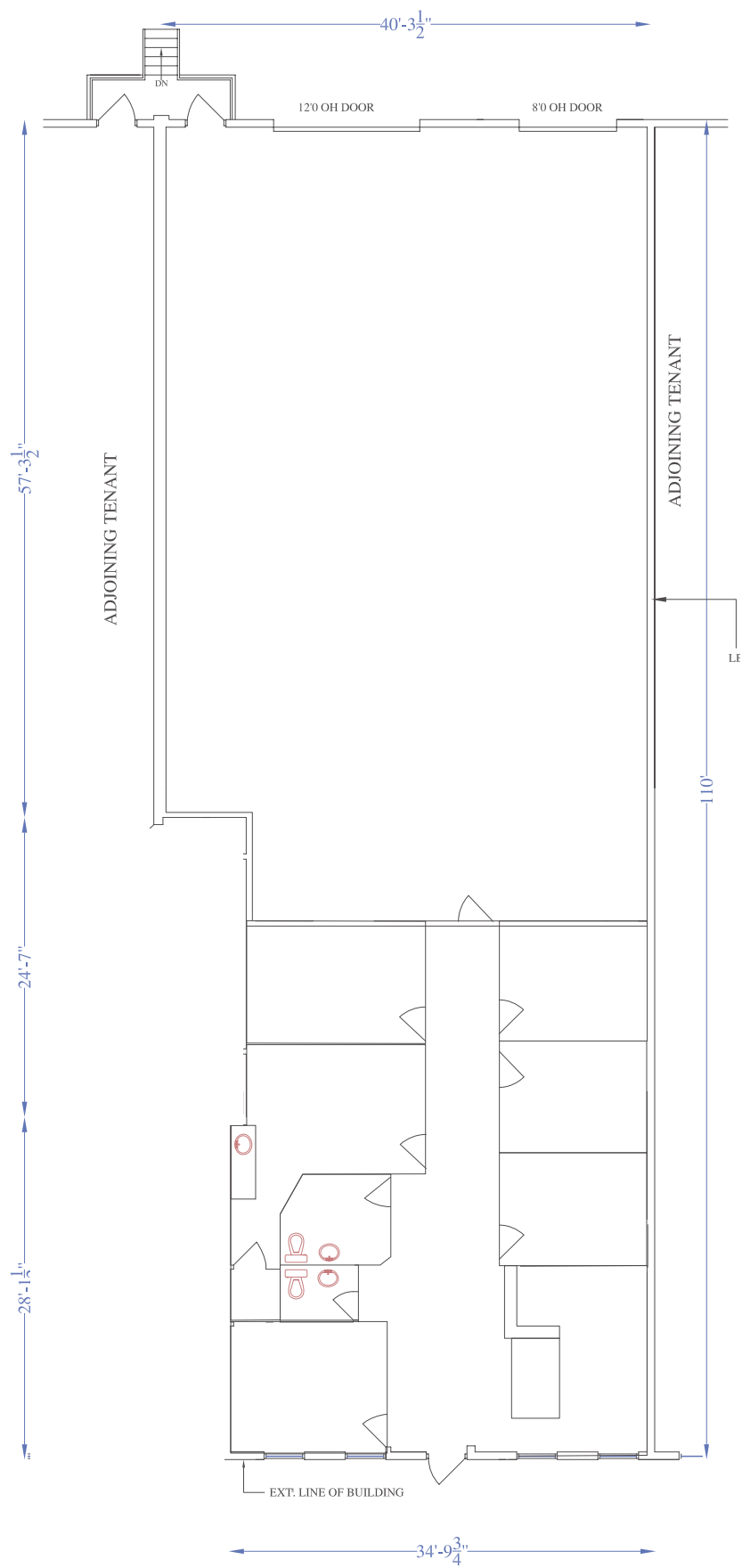
PROPERTY OVERVIEW

- Rare small industrial bay in northeast Calgary with dock and drive-in loading
 - Front reception area, 5 private offices, lunchroom, and two washrooms (one barrier free)
 - Wide width warehouse (approximately 39' width x 65' depth)
 - Building complex is fenced at the rear
 - Potential signage on green area facing 19th Street NE
 - Close proximity to 19 Street NE, 32 Avenue NE, McKnight Boulevard NE and Deerfoot Trail NE
- *Note: Does not accommodate 53' trailers

PROPERTY PICTURES

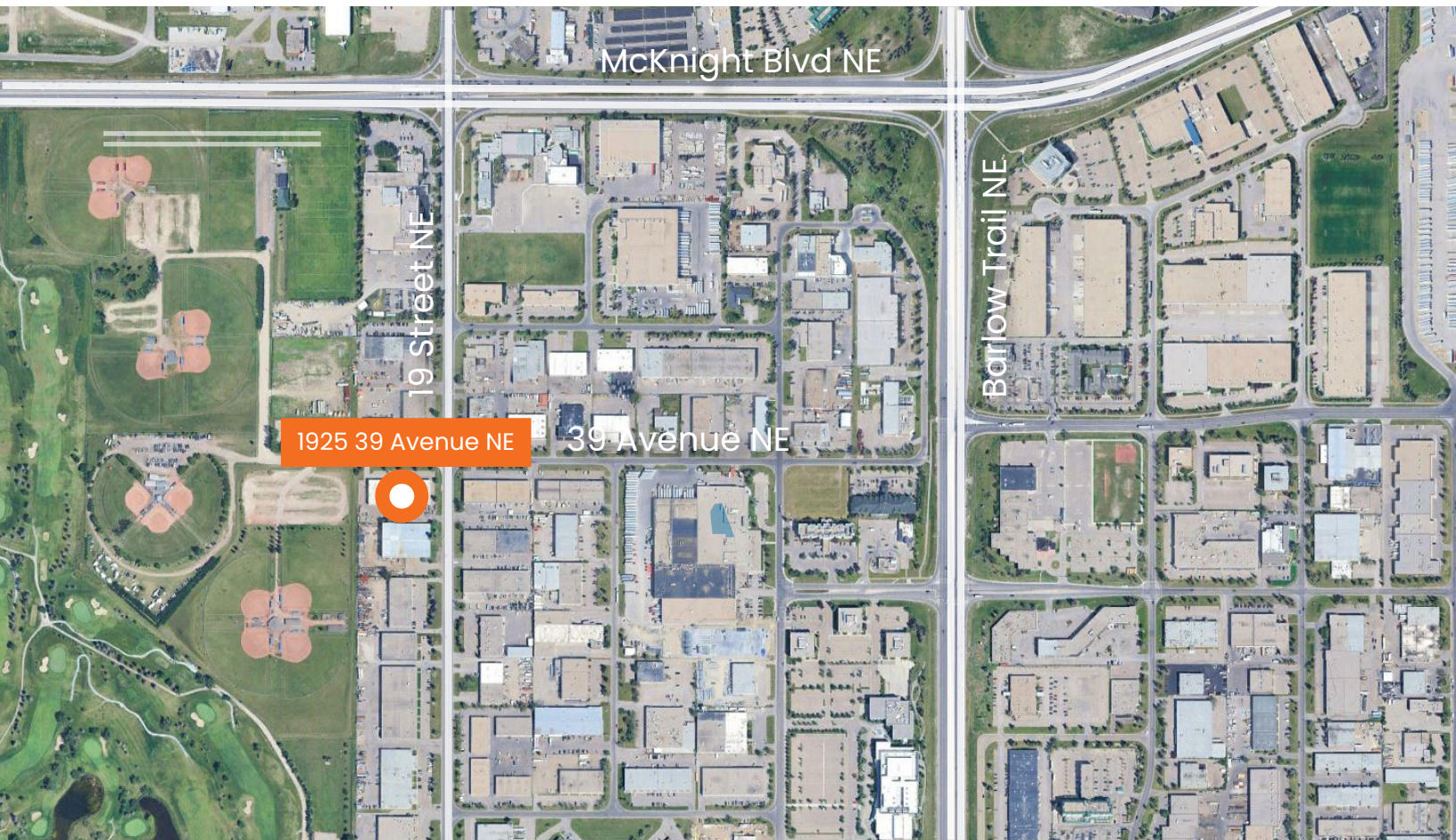


FLOOR PLAN



*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

This communication is intended for general information only and not to be relied upon in any way. Consequently no responsibility or liability whatsoever can be accepted by CDNGLOBAL for any loss or damage resulting from any use of, reliance on or reference to the contents of this document, including hypertext links to external sources. In addition, as a general communication, this material does not necessarily represent the view of CDNGLOBAL in relation to particular properties or projects. This communication is not intended to cause or induce breach of any agency agreement. Reproduction or distribution of this communication in whole or in part is not allowed without prior written approval of CDNGLOBAL.

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

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

Proudly Canadian. Privately owned. Client focused.

CDNGLOBAL[®]
Commercial Real Estate Advisors