

# INDUSTRIAL BAY IN NE CALGARY

// 6,008 SF with 2 Drive-in Doors



# FOR LEASE

1925 39 Avenue NE, Units 3-4  
Calgary, AB

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# PROPERTY DETAILS



## PROPERTY OVERVIEW

<b>District:</b>	South Airways Industrial district
<b>Zoning:</b>	I-G (Industrial General)
<b>Square Footage Breakdown:</b>	
<b>Office:</b>	2,723 SF
<b>Warehouse</b>	3,285 SF
<b>Total:</b>	<b>6,008 SF</b>
<b>Clear Height:</b>	19'7"
<b>Loading:</b>	2 Drive-in (12'w x 14'h)
<b>Power:</b>	200 Amps (TBV)
<b>Lease Rate:</b>	\$13.00 PSF
<b>Operating Costs:</b>	\$8.27 PSF (Est. 2025) *Electricity and Gas - to the Tenant's costs
<b>Availability:</b>	May 1, 2026

## PROPERTY OVERVIEW

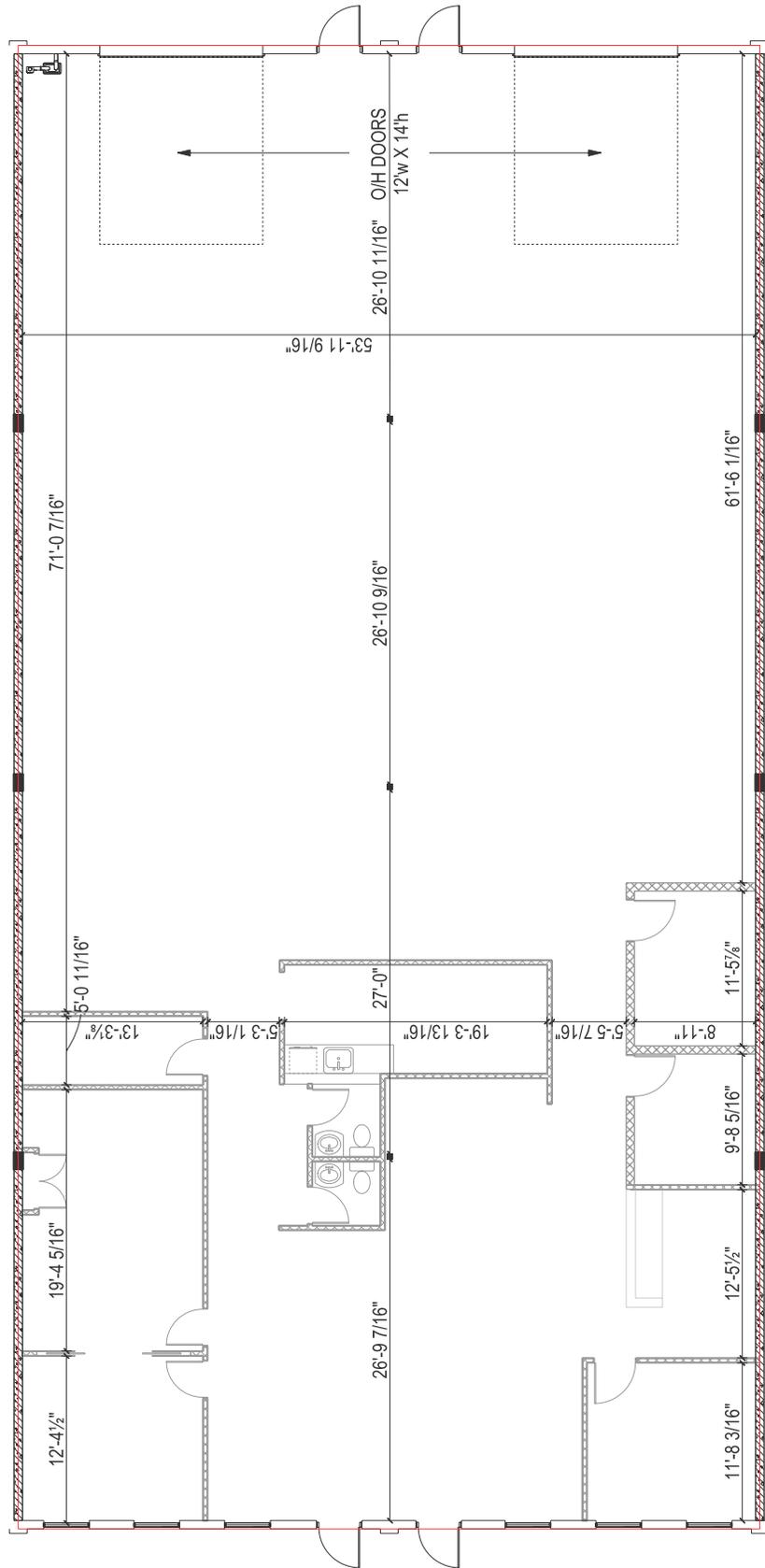
- Double industrial bay in northeast Calgary with drive-in loading
- Large reception/showroom area, multiple private offices, one boardroom, lunchroom area, and two washrooms
- Wide functional warehouse (Approximately 52' wide 71' depth)
- LED lighting in warehouse
- Building complex is fenced at the rear
- Close proximity to 19 Street NE, 32 Avenue NE, McKnight Boulevard NE and Deerfoot Trail NE

*\*Note: Does not accommodate 53' trailers*

# PROPERTY PICTURES



# FLOOR PLAN



\*Floor plan not to scale; measurements are only approximations

# LOCATION



## Drive Times

Deerfoot Trail NE	<b>5 minutes</b>
Calgary Airport:	<b>11 minutes</b>
Downtown Calgary:	<b>13 minutes</b>

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