

CORNER INDUSTRIAL BAY IN NE CALGARY

// 3,644 SF with Drive-in loading



27 Avenue NE

12 Street NE

15 Street NE

FOR LEASE

1530 27 Avenue NE, Unit 136
Calgary, AB

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PROPERTY OVERVIEW



PROPERTY DETAILS

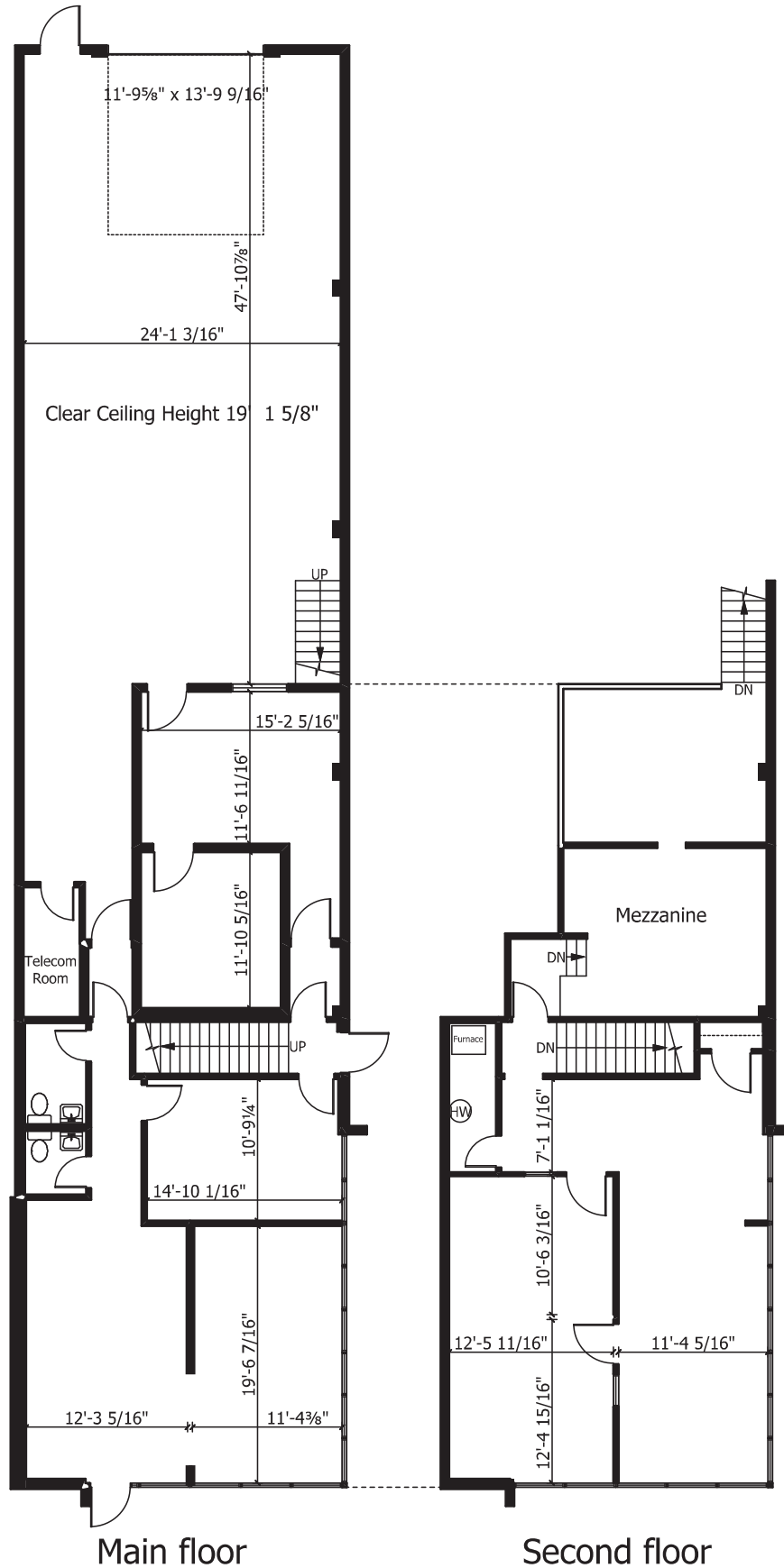
District:	South Airways Industrial district
Zoning:	I-G (Industrial General)
Square Footage Breakdown:	
Office:	± 1,366 SF
2nd Floor Office:	± 903 SF
Warehouse	± 1,375 SF
Total:	3,644 SF
Bonus Mezz:	± 443 SF
Clear Height:	19'
Loading:	1 Drive-in (12'w x 14'h)
Power:	100 Amps (TBV)
Lease Rate:	\$13.00 PSF with steps-ups
Operating Costs:	\$6.82 PSF (Est. 2025) *Electricity and Gas - to the Tenant's costs
Availability:	Immediate

PROPERTY COMMENTS

- Corner Industrial bay in northeast Calgary with drive-in loading and office over two floors
- Main floor consist of front reception/showroom area, one private office, and two washrooms
- Second floor office consist of two large open office area
- 443 SF of bonus storage mezzanine (free of charge)
- Close proximity to 12 Street NE, 27 Avenue NE, 32 Avenue NE and Deerfoot Trail NE

**Note: No automotive uses and does not accommodate 53' trailers*

FLOOR PLAN



*Floor plan not to scale; measurements are only approximations

LOCATION



Drive Times

Deerfoot Trail NE	2 minutes
Calgary Airport:	13 minutes
Downtown Calgary:	9 minutes

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