

# 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:

**Main Fl. 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)

**Main Floor Lease Rate:** \$13.00 PSF + Annual escalations

**Second Floor Lease Rate:** \$7.00 PSF + Annual escalations

**Operating Costs:** \$6.82 PSF (Est. 2025)  
\*Electricity and Gas - to the Tenant's costs

**Est. Monthly Rent:** \$5,600.00 + Annual escalations

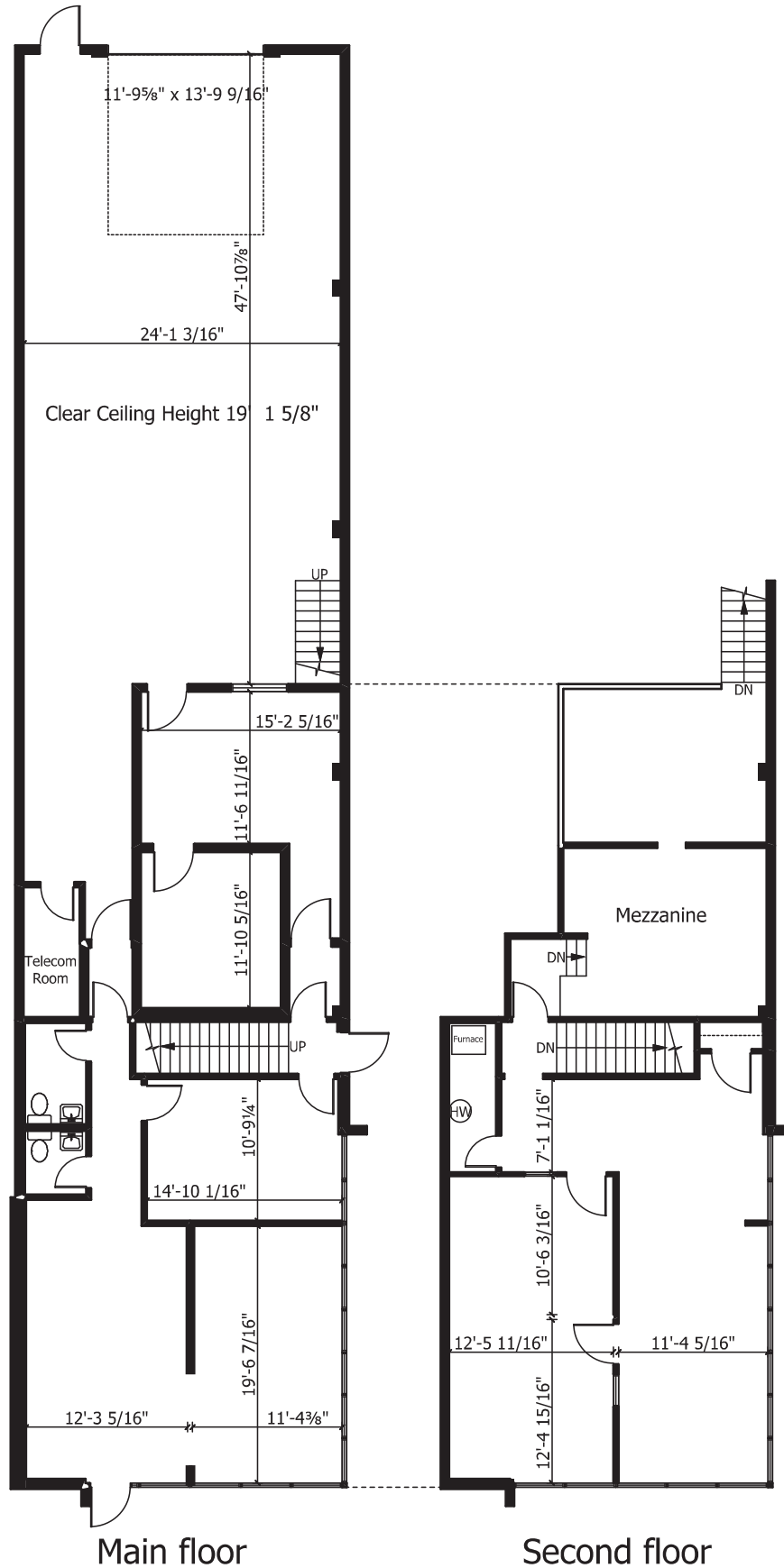
**Availability:** Immediate

## PROPERTY COMMENTS

- Corner Industrial bay in northeast Calgary with drive-in loading and office over two floors
- Functional layout featuring large front reception and showroom area
- Main floor includes 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)
- Renovations currently underway
- Close proximity to 12 Street NE, 27 Avenue NE, 32 Avenue NE and Deerfoot Trail NE

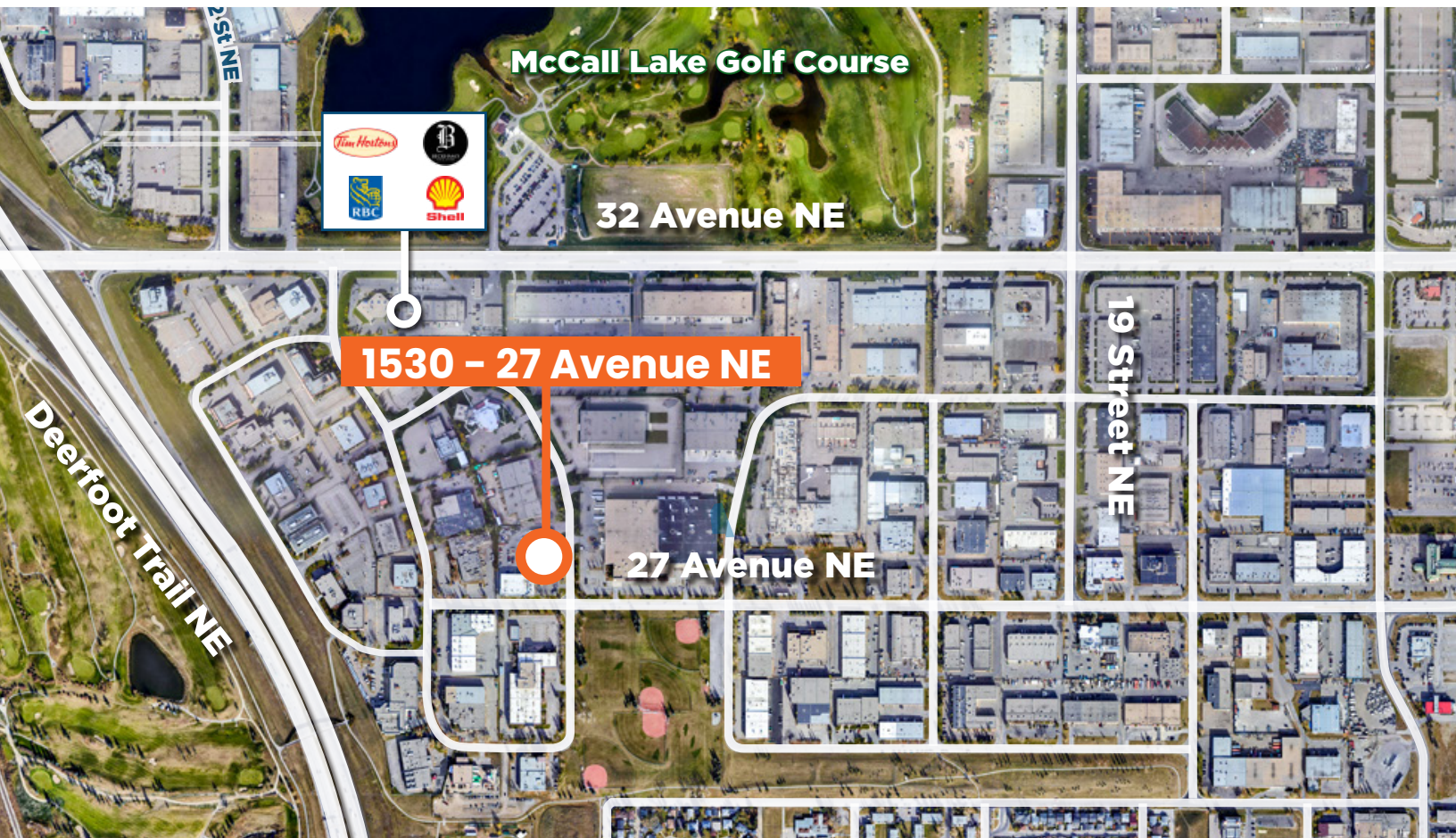
*\*Note: No automotive uses, does not accommodate 53' trailers*

# FLOOR PLAN



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

# LOCATION



## Drive Times

Deerfoot Trail NE	<b>2 minutes</b>
Calgary Airport:	<b>13 minutes</b>
Downtown Calgary:	<b>9 minutes</b>

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