

NORTHEAST INDUSTRIAL BAY WITH YARD

// 18,718 SF with Large Fenced Yard

FOR LEASE

3501 23 Street NE, Unit 111, Calgary, AB



Lead Broker

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PROPERTY HIGHLIGHTS // 3501 23 Street NE, Unit 111



District: North Airways Industrial

Zoning: I-G (Industrial General)

Square Footage Breakdown:	Main Floor Office:	1,805 SF
	Second Floor Office:	3,649 SF
	Warehouse:	13,264 SF
	Total:	18,718 SF

Clear Height: 21'6"

Loading: 4 Drive-in (10'w x 12'h)
3 Drive-in (12'w x 14'h)

Power: Heavy (TBD)

Lease Rates:	Building Only:	\$13.00 PSF with Steps
	Second Floor Office:	\$7.00 PSF with Steps
	Yard only (± 33,000 SF):	\$1.50 PSF

Operating Costs (Est. 2026): \$8.96 PSF
**Electricity, water and sewage included*

Est. Monthly Rent: ± \$36,600 + Gas / Month

Availability: Immediate

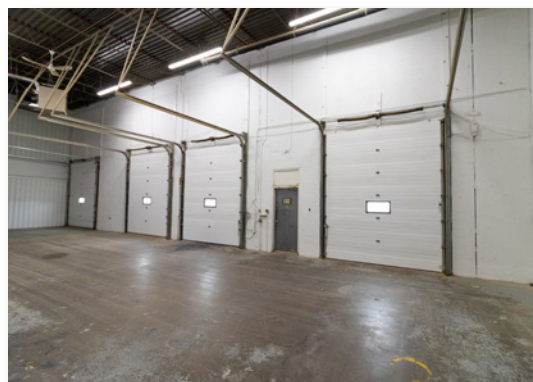
FOR LEASE | 3501 23 Street NE, Unit 111

PROPERTY OVERVIEW

- **Recently improved with exterior and interior paint, office flooring, and LED lighting**
- Northeast industrial bay with large fenced yard
- Roughly ± 33,000 SF of yard at \$1.50 PSF
- 1,805 SF of showroom space with private offices
- Second floor office space includes multiples private offices, washrooms, and a lunchroom
- Mezzanine lunchroom at rear of building
- Seven (7) drive-in doors
- Drive through capability
- Electricity, water, and sewage included in operating costs
- Close proximity to 32 Avenue NE, Barlow Trail NE, Deerfoot Trail NE, and YYC International Airport



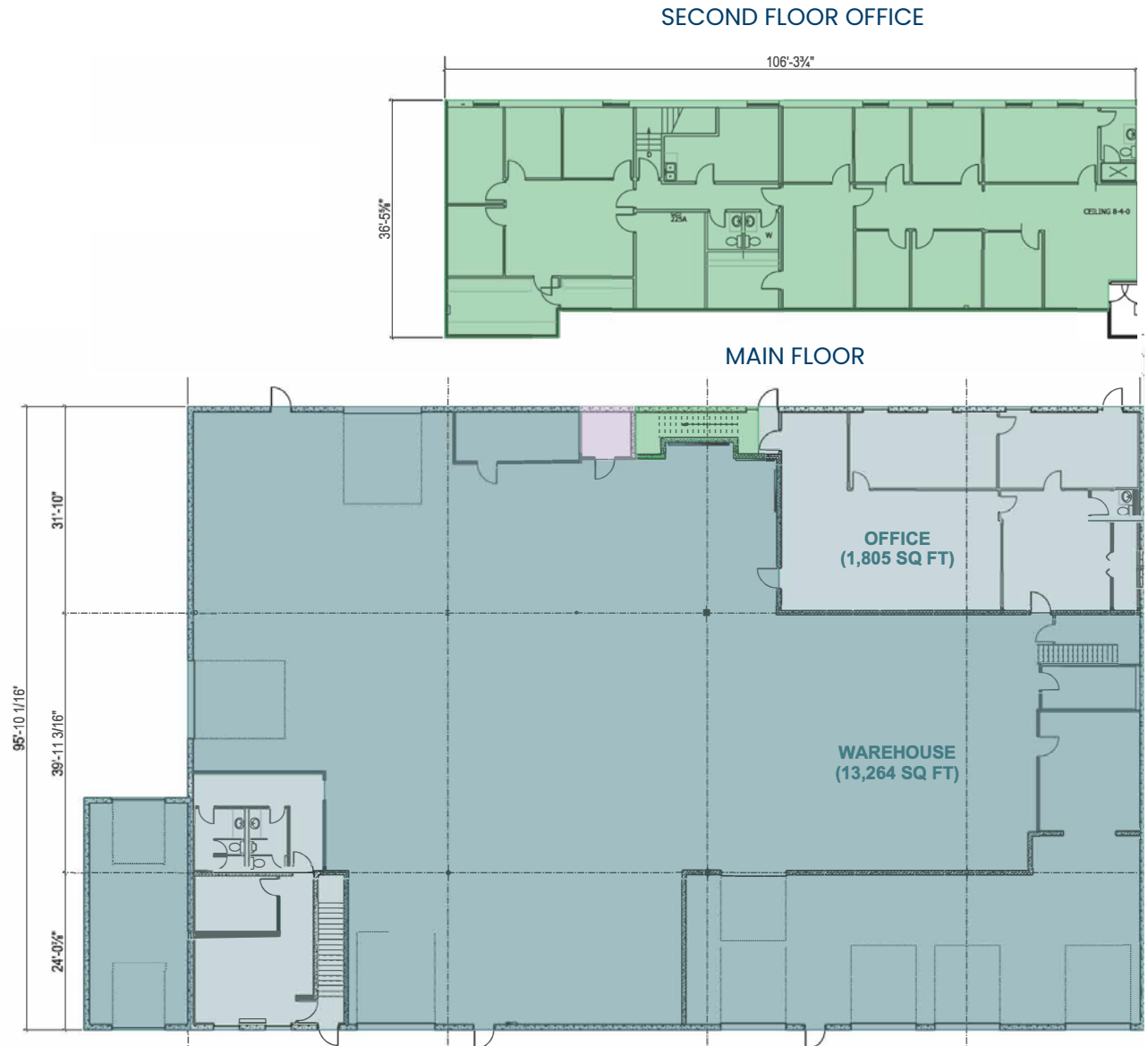
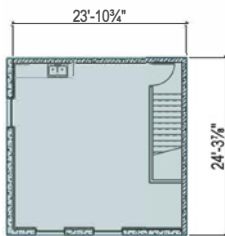
PROPERTY PICTURES // 3501 23 Street NE, Unit 111



FLOOR PLAN



MEZZANINE LUNCHROOM



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