

WAREHOUSE  
WITH OFFICE  
// 12,374 SF

# FOR SUBLEASE

2315 30 Ave NE, Unit 1, Calgary, AB



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Commercial Real Estate Advisors

# PROPERTY HIGHLIGHTS



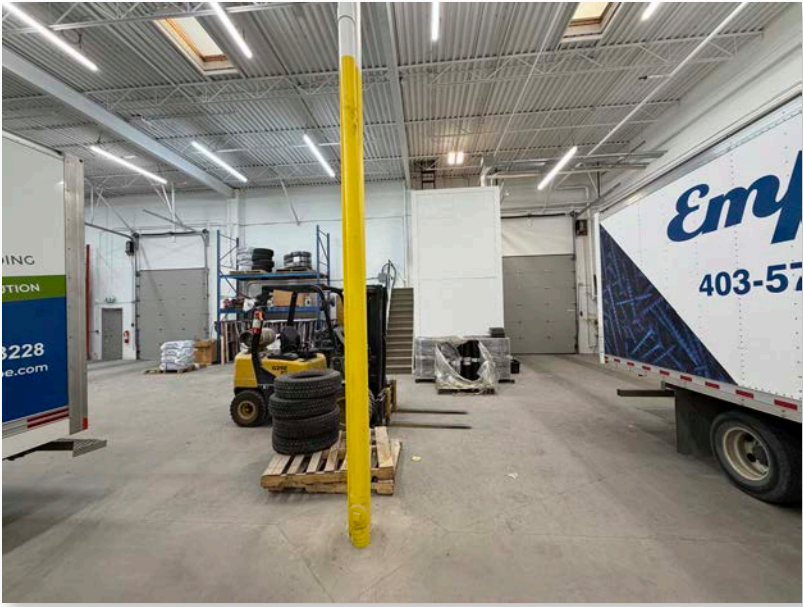
- Rooftop mounted HVAC for office
- Two-stage sump in warehouse
- Fibre
- Updated office
- Natural light in warehouse

## PROPERTY OVERVIEW

<b>Address:</b>	2315 30 Ave NE, Unit 1
<b>District:</b>	Suburban North Industrial
<b>Zoning:</b>	Industrial General (I-G)
<b>Office Area:</b>	5,245 SF
<b>Warehouse Area:</b>	7,129 SF
<b>Total Square Footage:</b>	12,374 SF
<b>Clear Height:</b>	21' (TBV)
<b>Parking:</b>	22 stalls
<b>Loading:</b>	Two, 10' x 12' drive-in doors
<b>Power:</b>	200A, 120/208V
<b>Sublease Rate:</b>	Starting at \$14.00 PSF
<b>Op Costs (est. 2026):</b>	\$6.75 PSF
<b>Availability:</b>	April 1, 2026
<b>Term to:</b>	February 27, 2029



# INTERIOR FEATURES //



# LOCATION

Located in NE Calgary, Suburban North district, with convenient access to major thoroughfares for shipping and distribution.



## Drive Times:

Deerfoot Trail NE: **5 minutes**

Stoney Trail: **15 minutes**

Calgary Airport: **13 minutes**

## Nearby Amenities

Easy accessibility & close proximity to:



banks & financial services



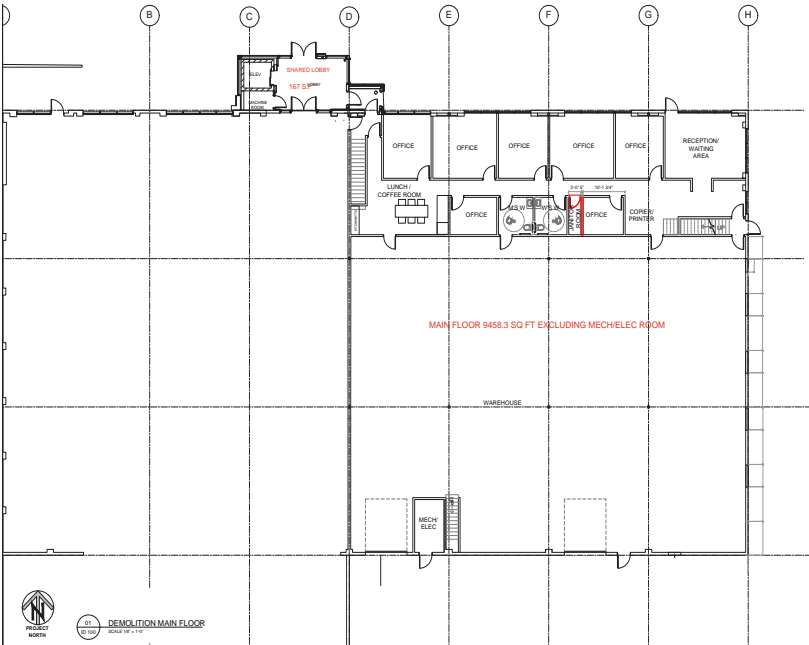
restaurants & fast food



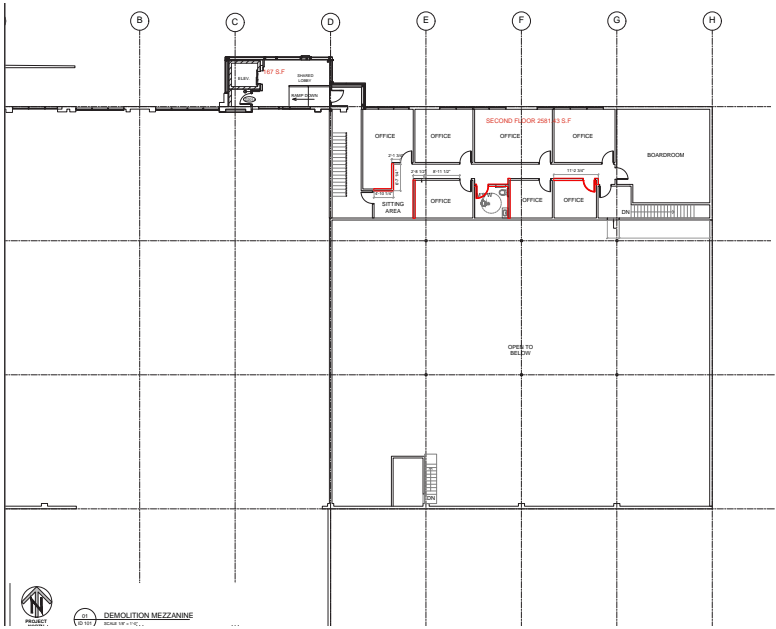
fuel / charging stations

# FLOOR PLANS

## MAIN FLOOR



## SECOND FLOOR





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