

# NORTHEAST INDUSTRIAL BAY WITH YARD

// 15,069 SF with Large Fenced Yard

# FOR LEASE

3501 23 Street NE, Unit 111, Calgary, AB



## Lead Broker

**Manny Verdugo, SIOR Vice President** | Associate  
403.383.7142 | [mverdugo@cdnglobal.com](mailto:mverdugo@cdnglobal.com)

CDN Global Advisors Ltd. 736 6th Ave SW, Suite 1010  
Calgary, Alberta T2P 3T7 [www.cdnglobal.com](http://www.cdnglobal.com)

**CDNGLOBAL**<sup>®</sup>  
Commercial Real Estate Advisors

# PROPERTY HIGHLIGHTS // 3501 23 Street NE, Unit 111



## PROPERTY OVERVIEW

- 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 on front of building
- Office space includes reception area (rear), mezzanine lunchroom, and two washrooms
- Seven (7) drive-in doors
- Drive through capability
- Optional second floor office (3,649 SF)
- Electricity, gas, water, and sewage included in operating costs
- Close proximity to 32 Avenue NE, Barlow Trail NE, Deerfoot Trail NE, and YYC International Airport

**District:** North Airways Industrial

**Zoning:** I-G (Industrial General)

**Square Footage Breakdown:**

Office:	1,805 SF
Warehouse:	13,264 SF
Total:	15,069 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
Yard only (± 33,000 SF):	\$1.50 PSF

**Operating Costs (Est. 2024):** \$9.63 PSF  
*\*Electricity, gas, water and sewage included*

**Availability:** August 1, 2025



# PROPERTY PICTURES // 3501 23 Street NE, Unit 111





# FLOOR PLAN



## Lead Broker

**Manny Verdugo, SIOR** Vice President | Associate  
403.383.7142 | [mverdugo@cdnglobal.com](mailto:mverdugo@cdnglobal.com)

This communication is intended for general information only and not to be relied upon in any way. Consequently no responsibility or liability whatsoever can be accepted by CDNGLOBAL for any loss or damage resulting from any use of, reliance on or reference to the contents of this document, including hypertext links to external sources. In addition, as a general communication, this material does not necessarily represent the view of CDNGLOBAL in relation to particular properties or projects. This communication is not intended to cause or induce breach of any agency agreement. Reproduction or distribution of this communication in whole or in part is not allowed without prior written approval of CDNGLOBAL.