

# 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)

<b>Square Footage Breakdown:</b>	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)

<b>Lease Rates:</b>	Building Only:	\$13.00 PSF with Steps
	Yard only (± 33,000 SF):	\$1.50 PSF

**Operating Costs (Est. 2025):** \$9.63 PSF  
*\*Electricity, gas, water and sewage included*

**Availability:** Immediate

## PROPERTY OVERVIEW

- **Substantial renovations underway to be completed for May 1, 2026**
- 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, gas, water, and sewage included in operating costs
- Close proximity to 32 Avenue NE, Barlow Trail NE, Deerfoot Trail NE, and YYC International Airport



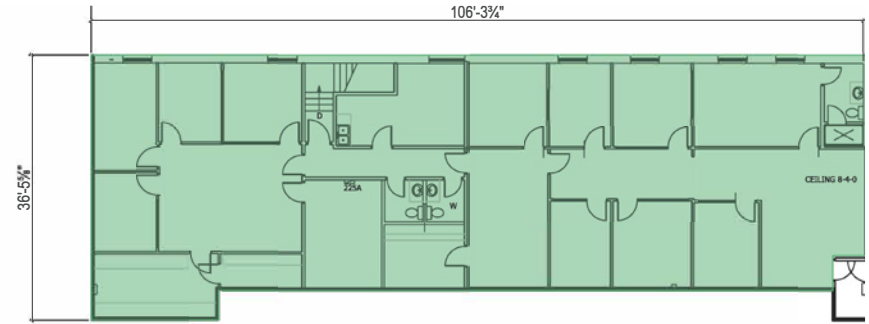
# PROPERTY PICTURES // 3501 23 Street NE, Unit 111



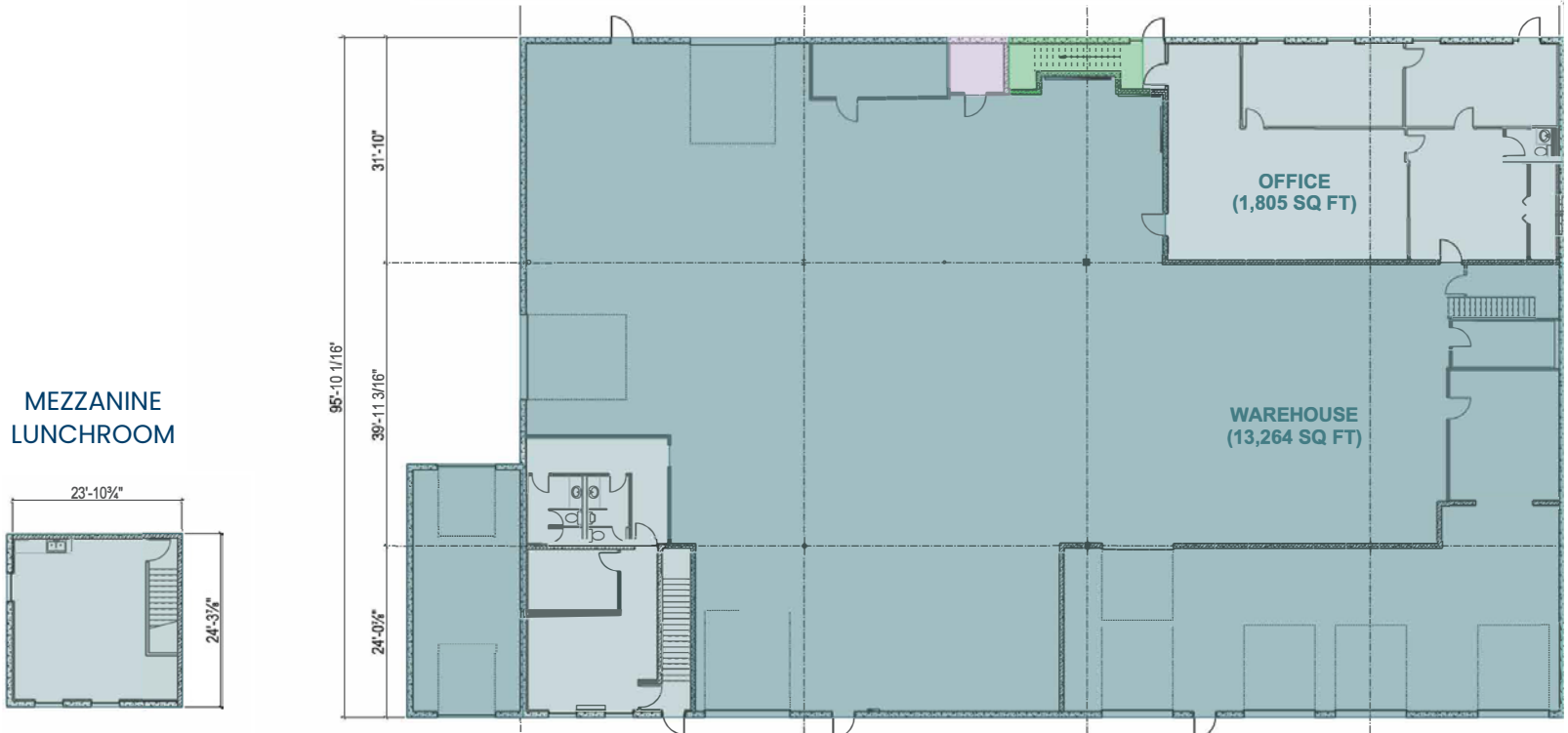
# FLOOR PLAN



## SECOND FLOOR OFFICE



## MAIN FLOOR



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