

# 700 33 Street NE, Bays 6-8

Calgary, Alberta

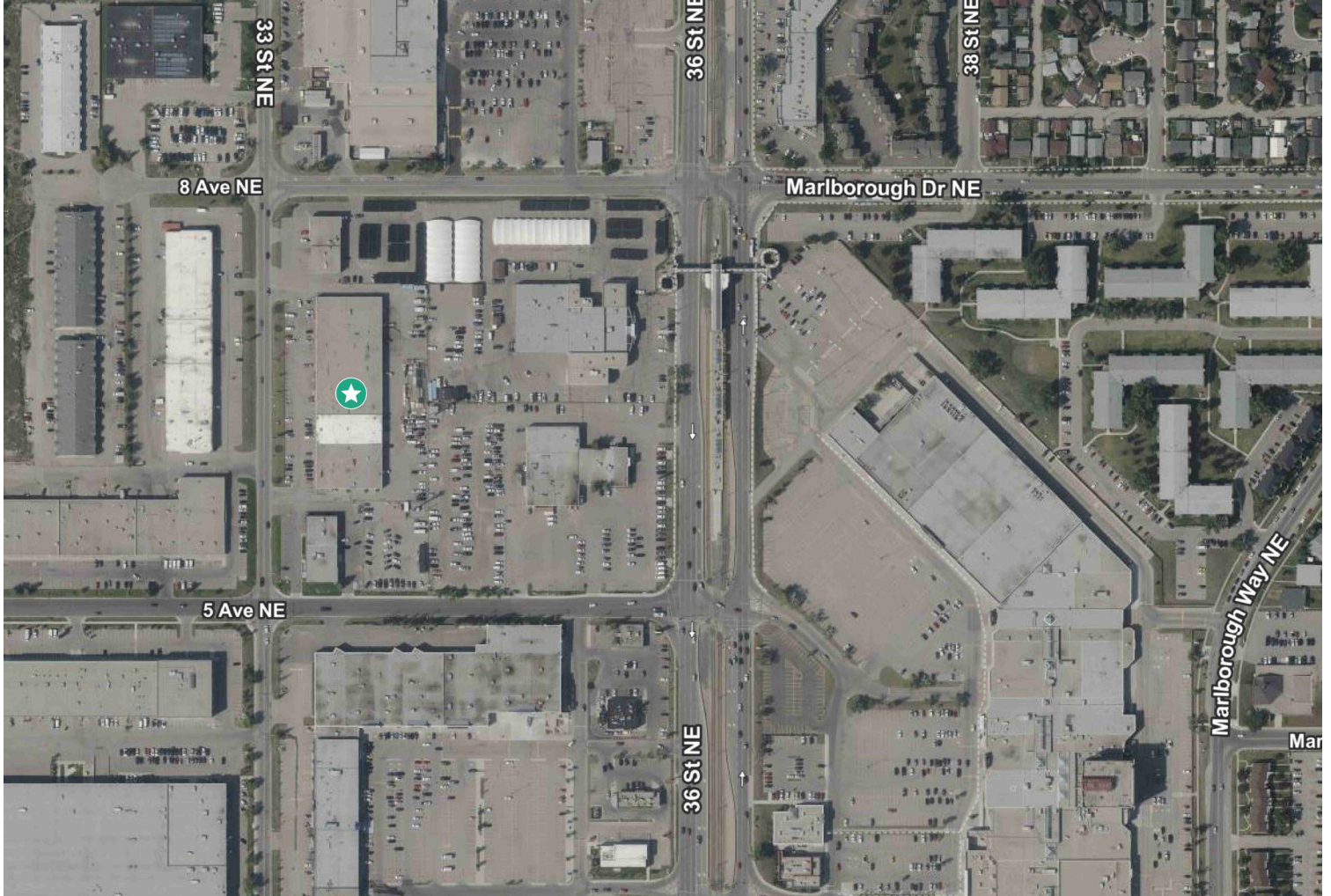
**Cameron Woods**  
Vice President  
+1 403 303 4562  
cameron.woods@cbre.com

I-C Zoned Warehouse with Demising Options and Yard Potential



# 700 33 Street NE, Bays 6-8

Calgary, Alberta | T2A 5N9



<b>Total Rentable Area</b>	Office:	±964 SF	<i>*Bonus Mezzanines: ±2,054 SF</i>
	Warehouse	±12,769 SF	
	<b>Total Area:</b>	<b>±13,733 SF</b>	

<b>Demising Options</b>	<u>Unit 6</u>	<b>Total Area:</b>	±4,625 SF	<u>Units 7 &amp; 8</u>	<b>Total Area:</b>	±9,108 SF
		<i>*Bonus Mezzanine:</i>	±964 SF		<i>*Bonus Mezzanine:</i>	±1,090 SF

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

**Loading** **Unit 6:** 1 x Drive-door (12' x 16') | **Units 7 & 8:** 2 x Drive-door (12' x 14')

**Ceiling Height** 16' clear

**Power** **Unit 6:** 100 Amps | **Units 7 & 8:** 100 Amps (Per Unit)

**Operating Costs** \$6.00PSF (Taxes included)

**Lease Rate** \$13.00 PSF

**Availability** August 2026

For Lease

I-G

Zoning

13,733

Combined Unit Area (SF)

\$13.00

Lease Rate (PSF)

### Property Highlights

- + Well located I C zoned warehouse space ideally suited for showroom and quasi retail users
- + Prominent exposure along 33rd Street NE, providing excellent visibility and branding opportunities
- + Secure, fenced yard located at the rear of the building
- + Central Northeast location with close proximity to major retail nodes
- + Convenient walking distance to the Marlborough LRT station
- + Auto uses not permitted



Rentable Area Breakdown

±12,769

Warehouse (SF)

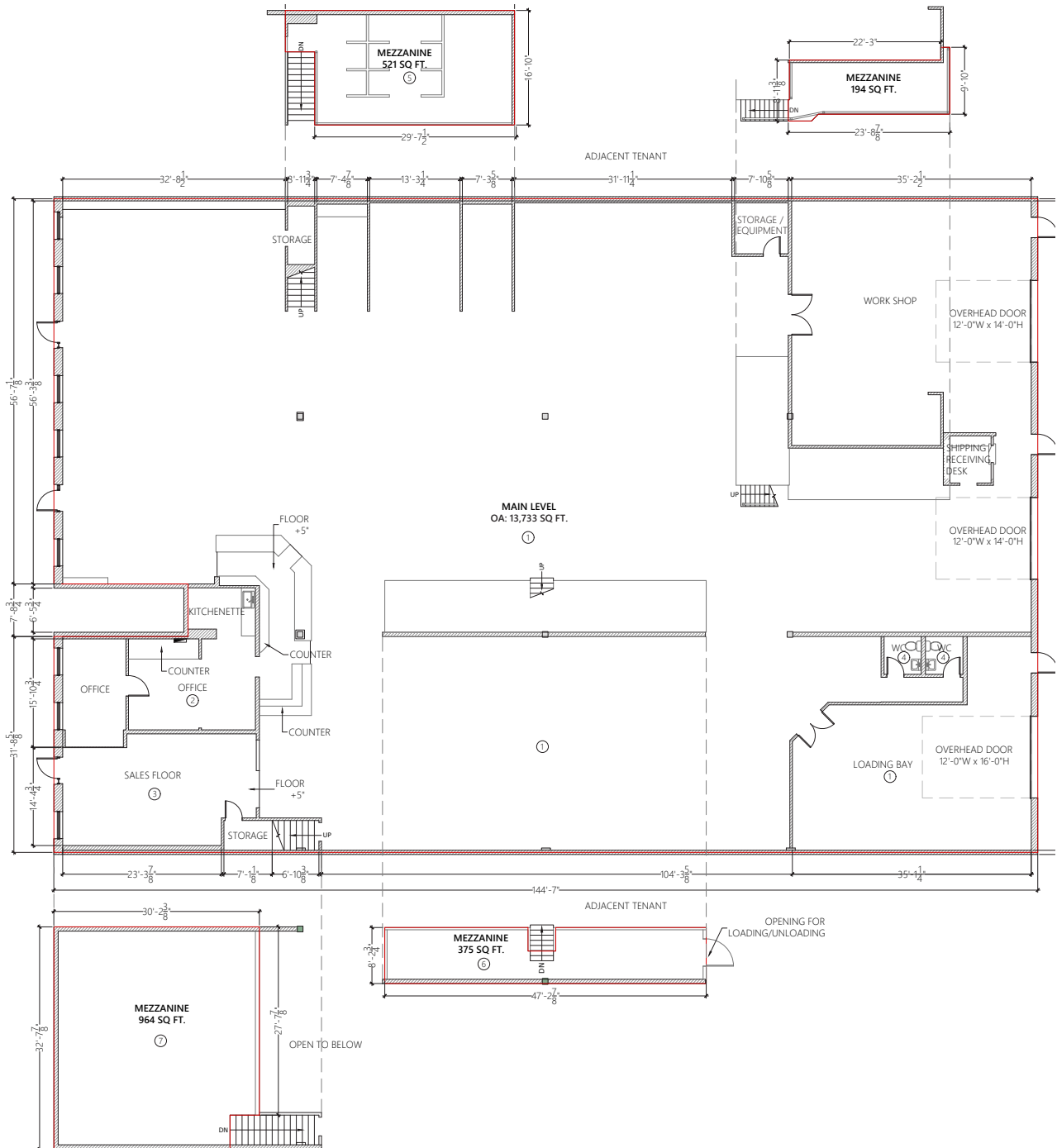
±964

Office (SF)

±2,054

Bonus Mezzanine (SF)

Floor Plan



Unit 6 Rentable Area Breakdown

±3,661

Warehouse (SF)

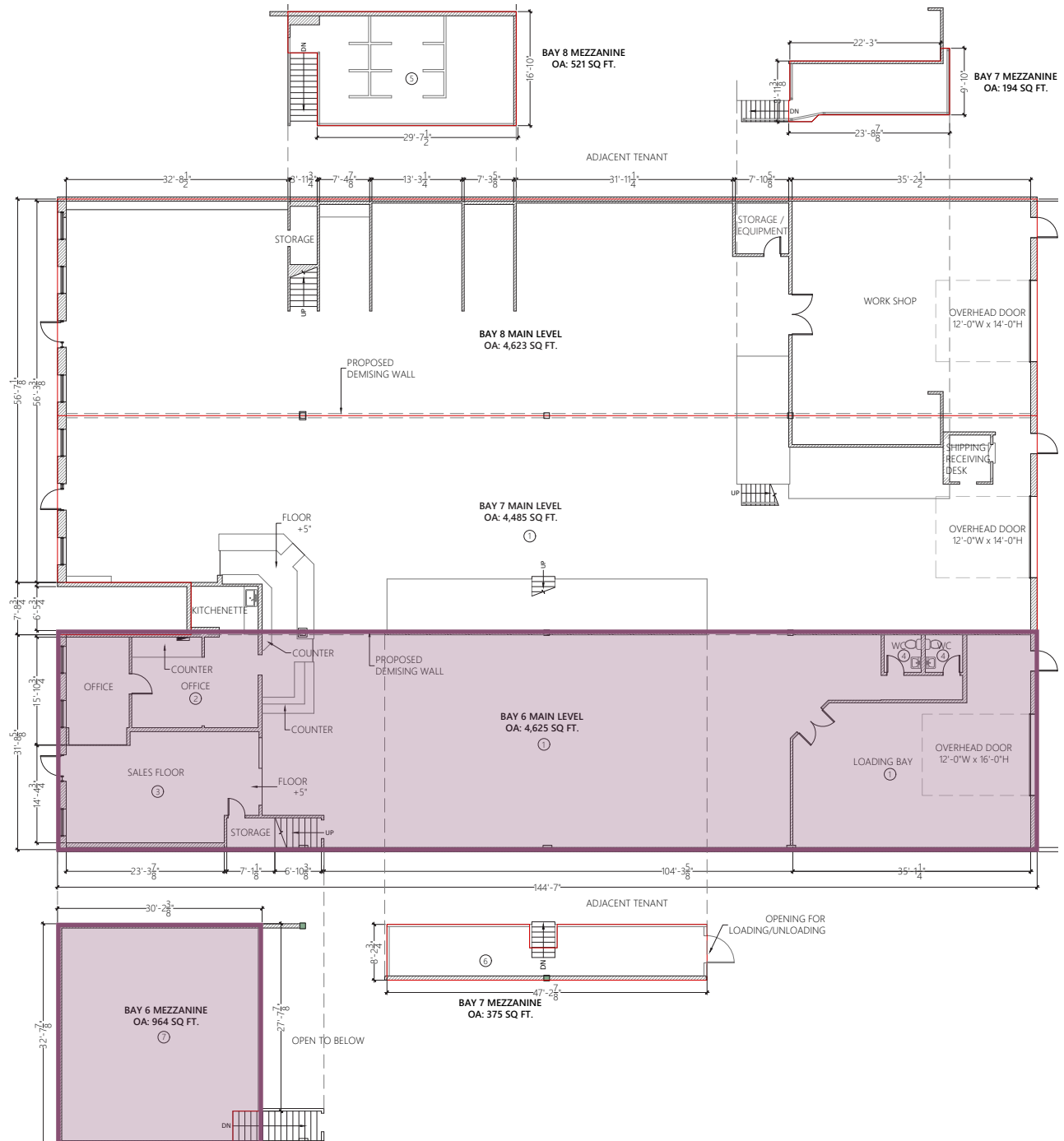
±964

Office (SF)

±964

Bonus Mezzanine (SF)

Unit 6 Floor Plan



Units 7 & 8 Rentable Area Breakdown

±9,108

Warehouse (SF)

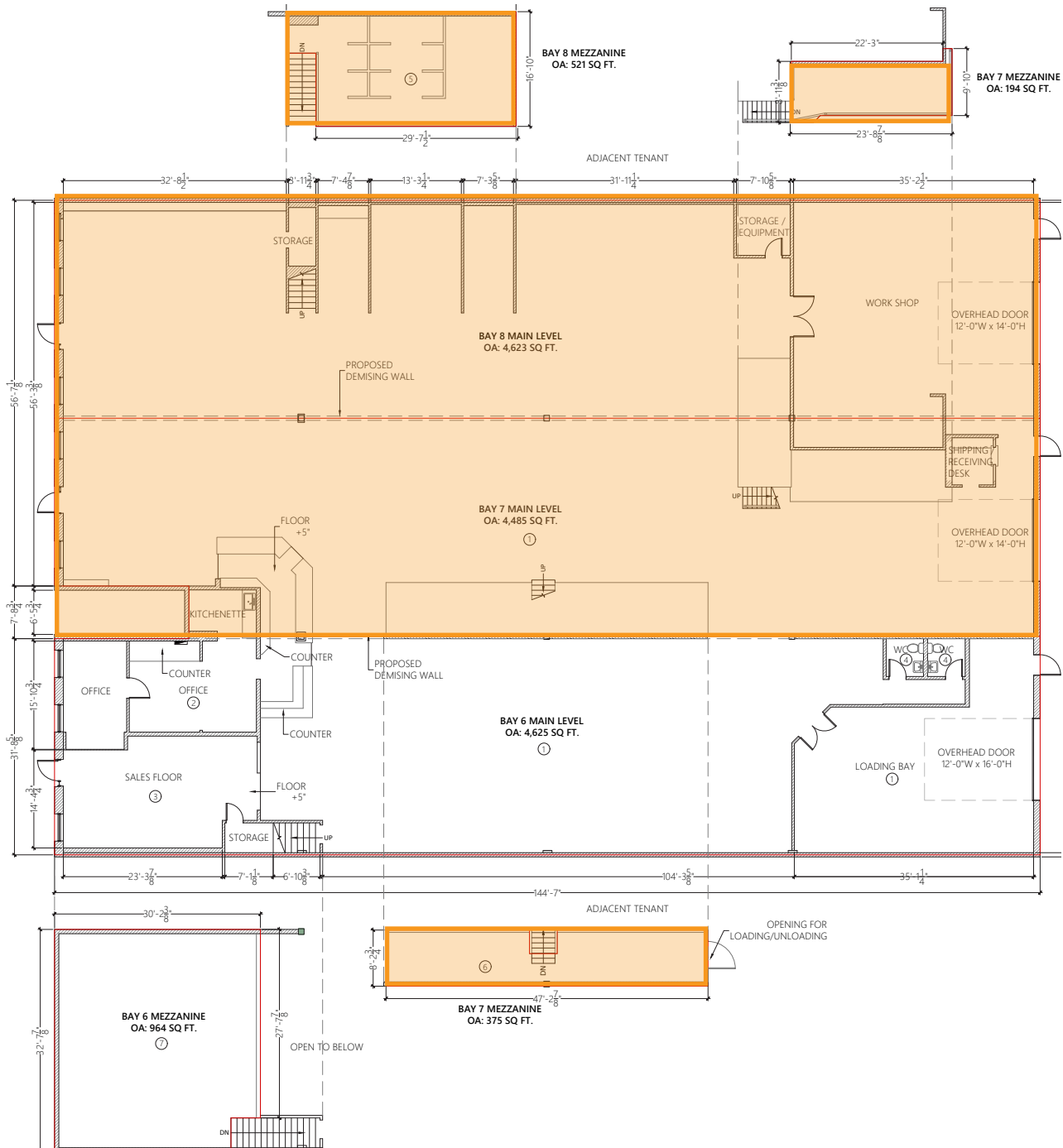
±1090

Bonus Mezzanines (SF)

±9,108

Total Rentable Area (SF)

Units 7 & 8 Floor Plan



700 33 Street NE, Bays 6-8  
Calgary, Alberta | T2A 5N9

For Lease

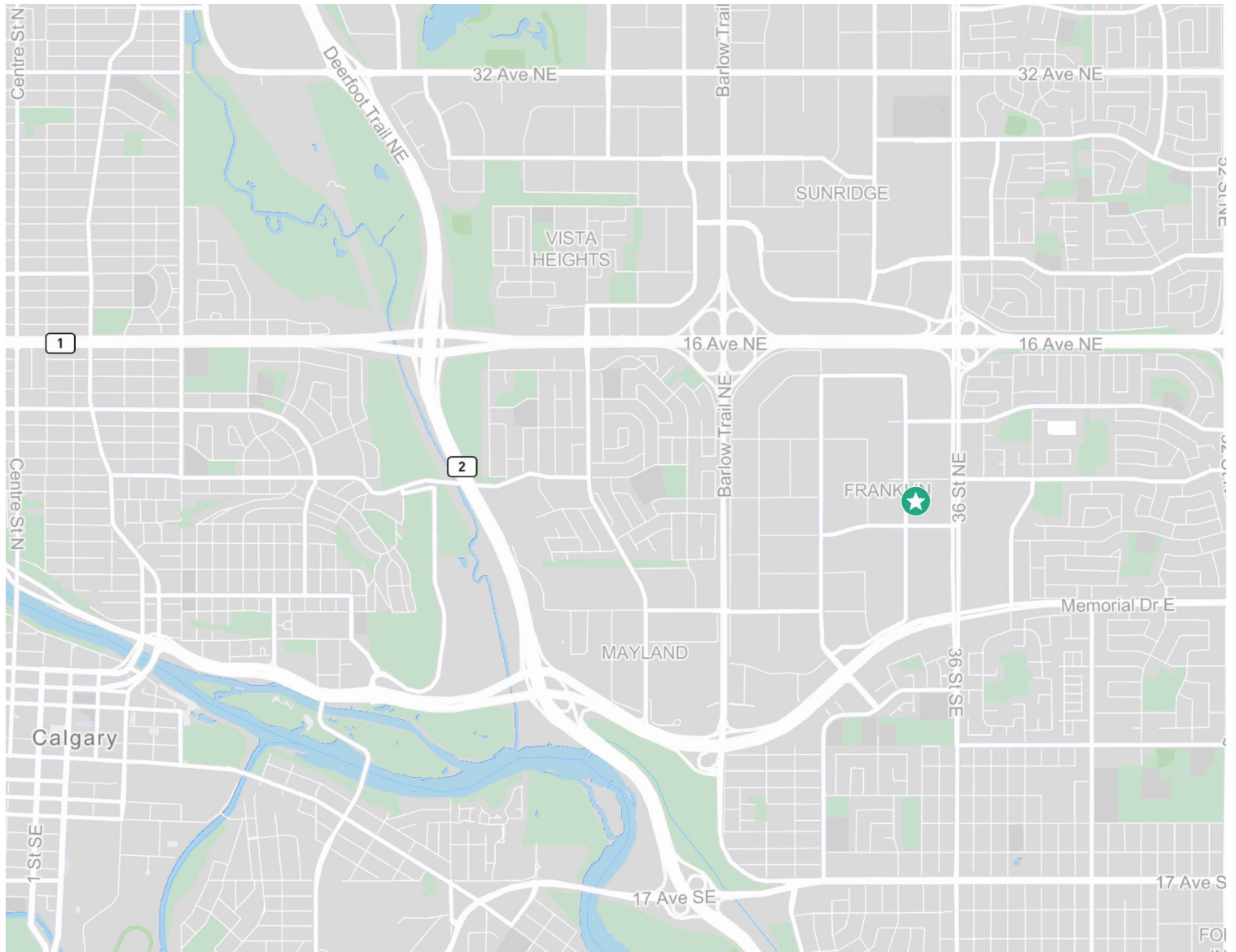
Interior & Exterior



700 33 Street NE, Bays 6-8

Calgary, Alberta | T2A 5N9

For Lease



## Contact Us

### Cameron Woods

Vice President

+1 403 303 4562

cameron.woods@cbre.com

\*Lead Broker

### Iain Ferguson

Vice Chairman

+1 403 750 0803

iain.ferguson@cbre.com

### Luke Hamill

Executive Vice President

+1 403 294 5707

luke.hamill@cbre.com

### Blake Ellis

Vice President

+1 403 750 0519

blake.ellis@cbre.com

### Evan Renwick

Vice President

+1 403 750 0807

evan.renwick@cbre.com

### Kai Ravensbergen

Associate

+1 403 750 0525

kai.ravensbergen@cbre.com

This disclaimer shall apply to CBRE Limited, and to all divisions of the Corporation ("CBRE"). The information set out herein (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE.

Mapping Sources: Canadian Mapping Services [canadamapping@cbre.com](mailto:canadamapping@cbre.com); DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth.

[www.cbre.ca/calgary](http://www.cbre.ca/calgary)

**CBRE**