



FOR LEASE

2922 3 Avenue NE, CALGARY AB

6,400 SF

Franklin Industrial Park

I-C Zoning

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**AVISON
YOUNG**

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FOR LEASE - FRANKLIN INDUSTRIAL PARK

Address	2922 3 Avenue NE, Calgary AB
District	Franklin Industrial Park
Zoning	I-C (Industrial-Commercial)
Total Size	6,400 SF
Loading	1 Drive-In Door (14'H x 12'W)
Clearance	22.0"
Power	225 A, 347/600 V, 3 Phase
Parking	Scramble
Availability	Immediately
Net Rent	\$12.50 PSF
Op. Costs	\$5.41 PSF (2024 est.)

Avison Young is pleased to offer 6,400 square feet of prime industrial space for lease at Franklin Industrial Park. This unit features buildout office space at the front and a warehouse area with a clear height of 22'0". The property includes a secured truck court (accommodates 53' trucks) and plentiful parking stalls surrounding the property.

Total Size: 6,400 SF

Warehouse: ± 3,840 SF

Office: ± 2,560 SF



High-glazing windows at the front office space, providing lots of natural lighting.



Fully sprinklered throughout unit. Water line installed along the warehouse wall.



Flexible I-C zoning allows for a variety of retail, recreational and industrial uses.

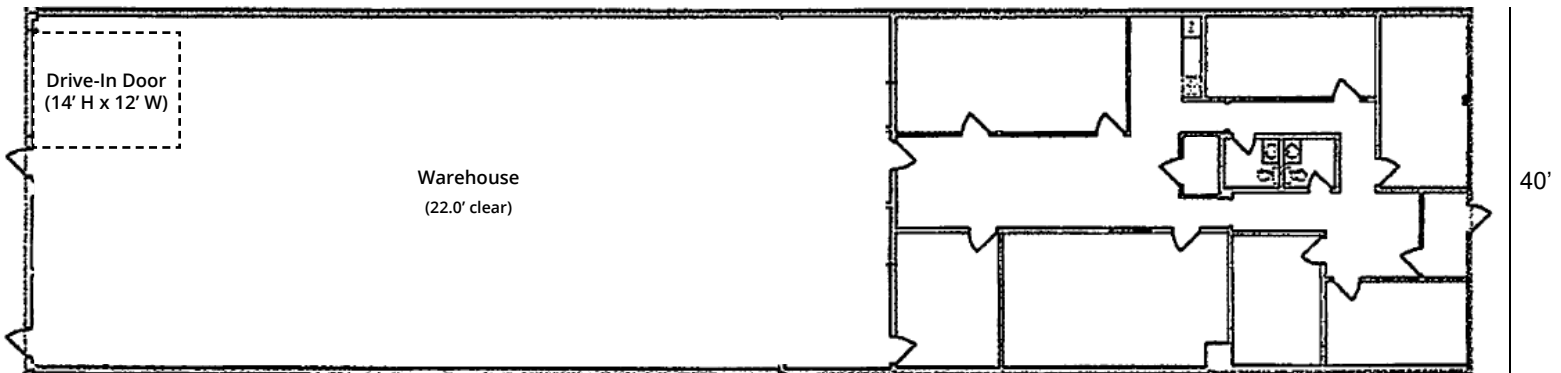


270 surface parking stalls on site.



5 minute drive to Downtown Calgary.
15 minute drive to Calgary Airport.

FLOORPLAN

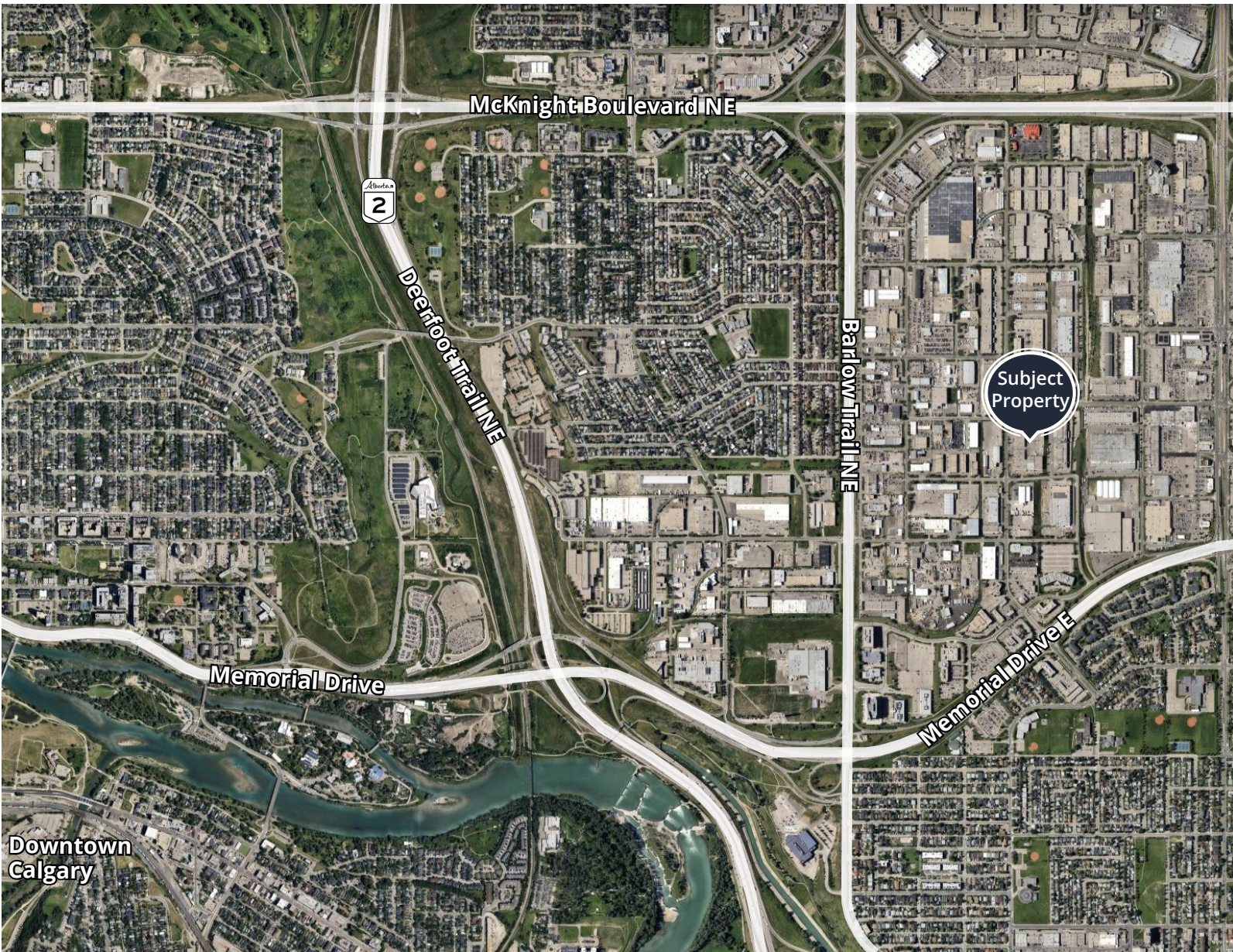




Franklin Industrial Park
2922 3 Avenue NE, Calgary AB

LOCATION

Conveniently located just off 28 Street NE and 3 Avenue NE, this property offers quick and convenient access for all users. With direct access to Memorial Trail E, you can reach Downtown Calgary Core within five minutes. Additionally, the site features a variety of nearby amenities and generously sized laneways for trucking and loading operations. Plentiful bus stops and transit options are also available nearby.



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**For more information on
this opportunity, please
call or visit us online.**

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Visit us online

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