

INDUSTRIAL BAY IN NE CALGARY

// 6,008 SF with 2 Drive-in Doors



FOR LEASE

**1925 39 Avenue NE, Units 3-4
Calgary, AB**

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Commercial Real Estate Advisors

PROPERTY DETAILS



PROPERTY OVERVIEW

District:	North Airways Industrial district
Zoning:	I-G (Industrial General)
Square Footage Breakdown:	
Office:	± 2,000 SF
Warehouse	± 4,008 SF
Total:	6,008 SF
Clear Height:	19'7"
Loading:	2 Drive-in (12'w x 14'h)
Power:	200 Amps (TBV)
Lease Rate:	\$13.00 PSF
Operating Costs:	\$8.84 PSF (Est. 2026) *Electricity and Gas - to the Tenant's costs
Est. Monthly Rent:	± \$11,000 + Utilities
Availability:	Immediately

PROPERTY OVERVIEW

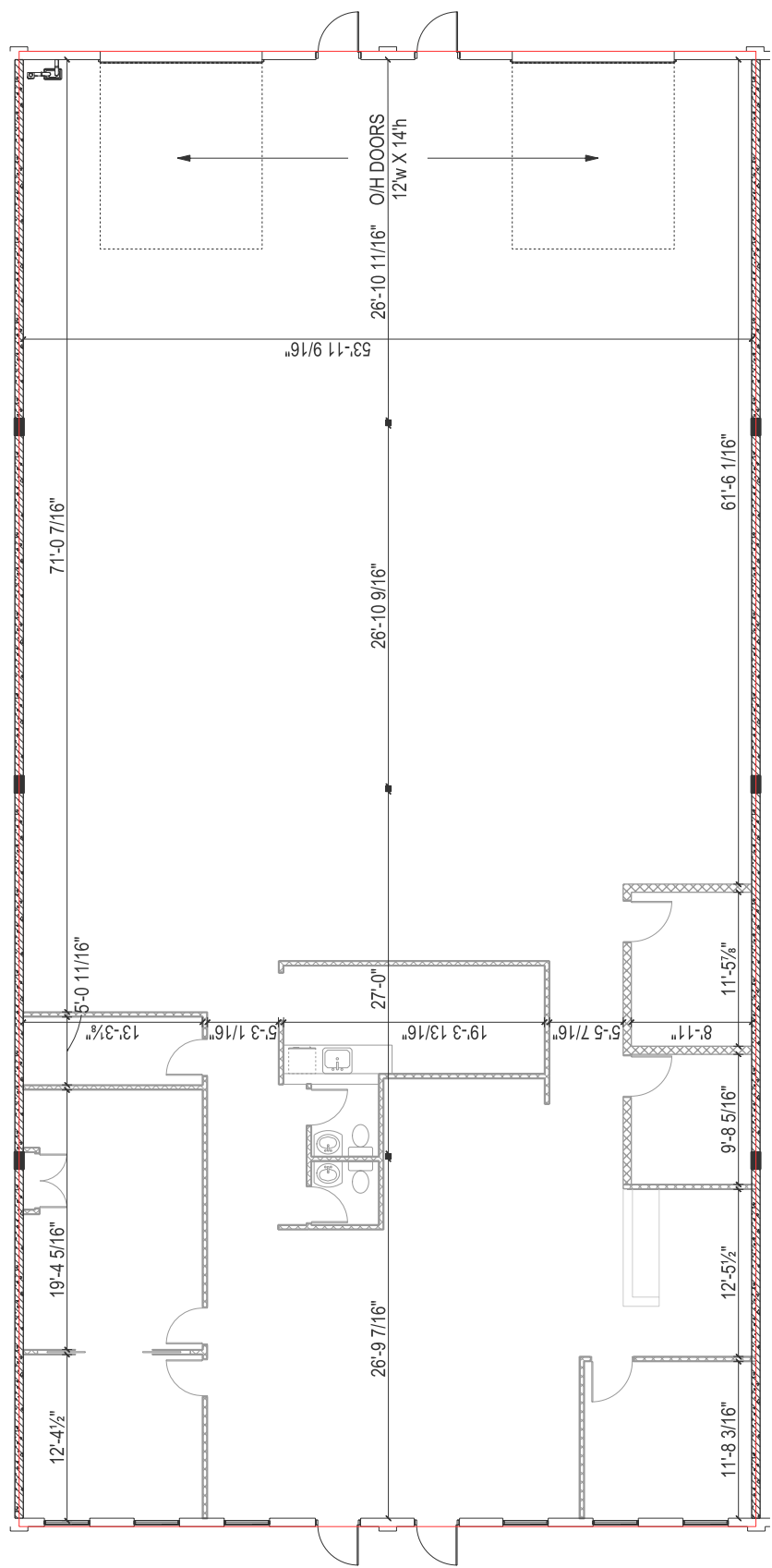
- Double industrial bay in northeast Calgary with drive-in loading
- Large reception/showroom area, multiple private offices, one boardroom, lunchroom area, and two washrooms
- Wide functional warehouse (Approximately 52' wide 71' depth)
- LED lighting in warehouse
- Building complex is fenced at the rear
- Close proximity to 19 Street NE, 32 Avenue NE, McKnight Boulevard NE and Deerfoot Trail NE

**Note: Does not accommodate 53' trailers*

PROPERTY PICTURES

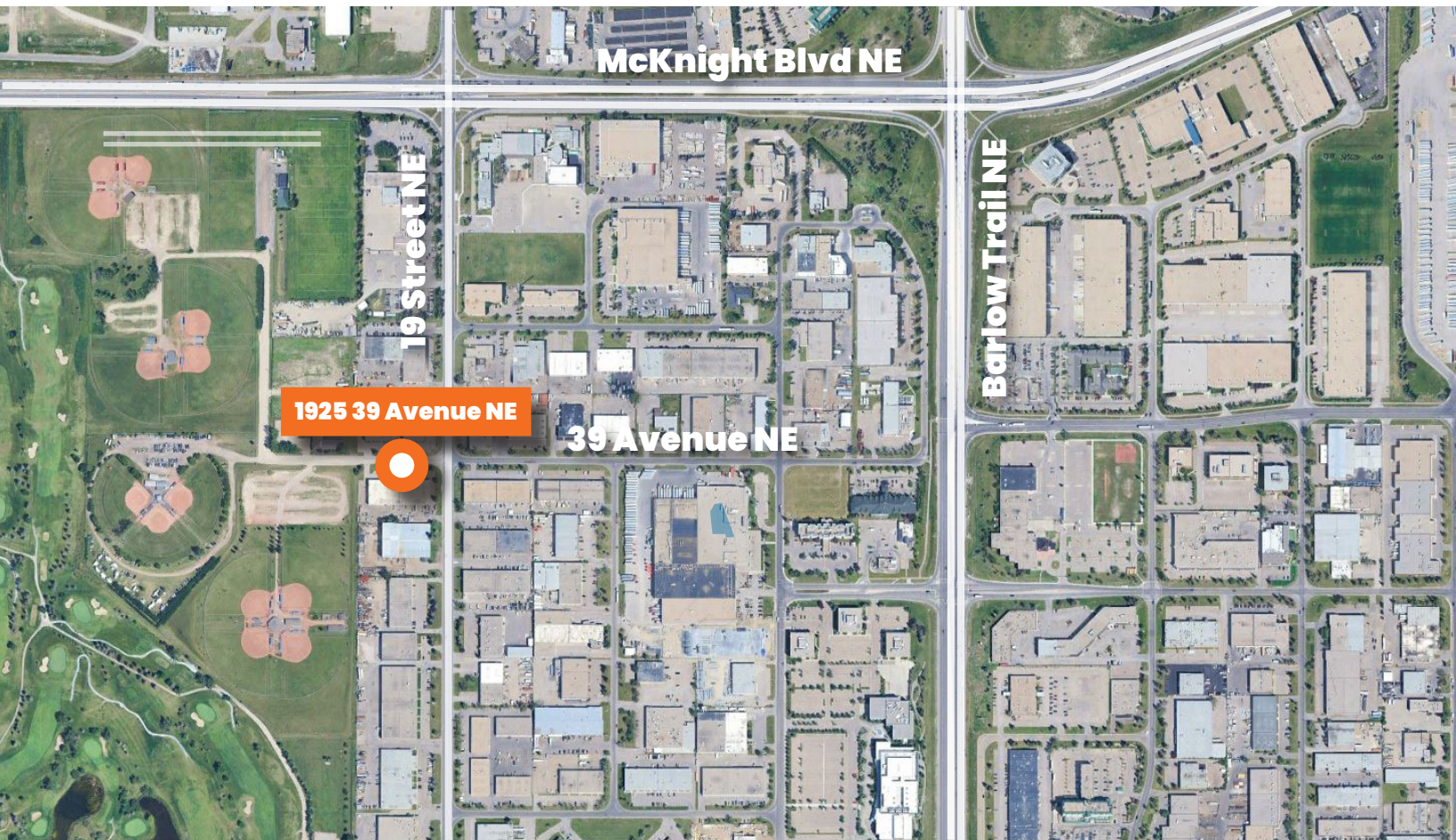


FLOOR PLAN



*Floor plan not to scale; measurements are only approximations

LOCATION



Drive Times

Deerfoot Trail NE	5 minutes
Calgary Airport:	11 minutes
Downtown Calgary:	13 minutes

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