

RARE SMALL FLEX BAY
// 1,537 SF



FOR LEASE

2447 42 Ave NE
Calgary, AB

Lead Broker

Jose Verdugo | Associate
587.968.1547 | jverdugo@cdnglobal.com

Manny Verdugo, SIOR Vice President | Associate
403.383.7142 | mverdugo@cdnglobal.com

CDNGLOBAL[®]
Commercial Real Estate Advisors

PROPERTY DETAILS



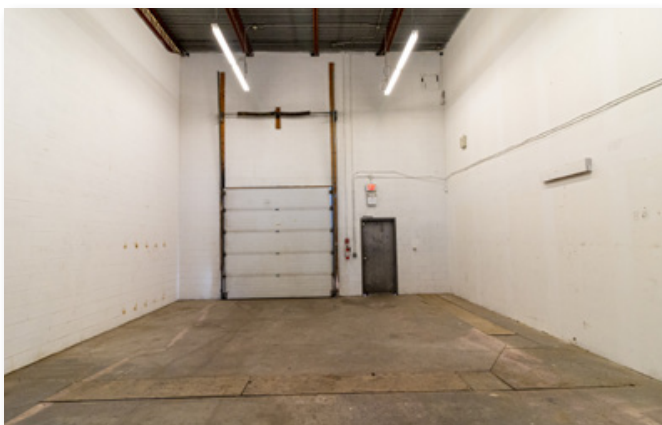
PROPERTY OVERVIEW

District:	North Airways Industrial
Zoning:	I-B (Industrial Business)
Square Footage Breakdown:	
Office:	768 SF
Warehouse	769 SF
Total:	1,537 SF
Bonus Mezzanine:	704 SF (Free of charge)
Clear Height:	21'
Loading:	1 Drive-in (8'w x 10'h)
Power:	100 Amps (TBV)
Lease Rate:	\$14.00 PSF
Op's Costs (Est. 2025):	\$9.51 PSF *Gas and electricity to be at the Tenant's cost.
Availability:	Immediate

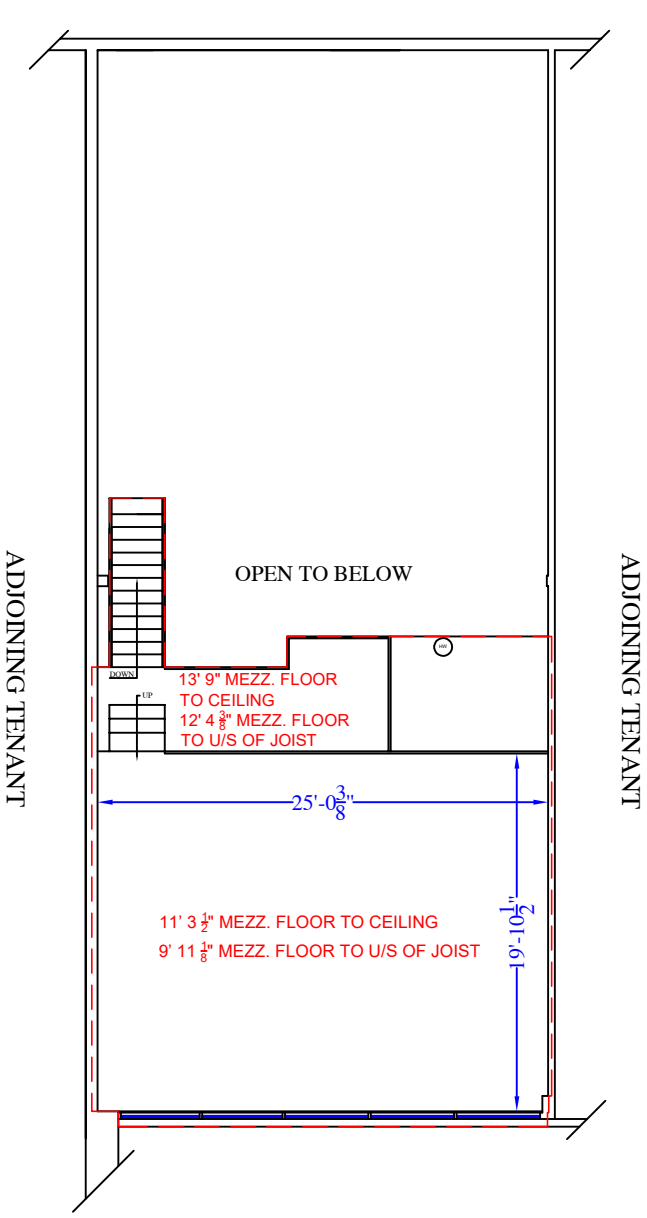
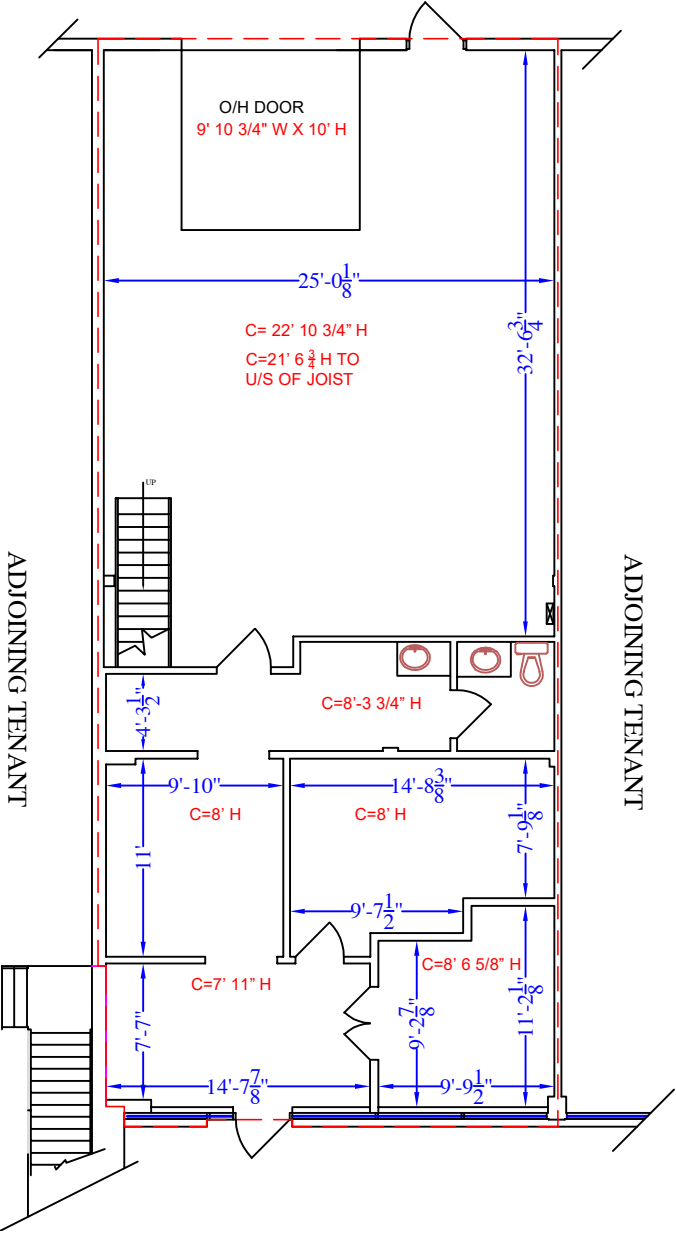
PROPERTY OVERVIEW

- Rare small 1,537 flex space for warehousing or light manufacturing
- Bright front reception area, 2 private offices, coffee station with a sink and one washroom
- 704 SF concrete bonus mezzanine (free of charge)
- One drive-in door loading at warehouse (8' w x 10')
- One reserved parking stall with ample of street parking
- Close proximity to Barlow Trail NE, 32 Avenue NE, McKnight Boulevard and Deerfoot Trail NE

PROPERTY PICTURES

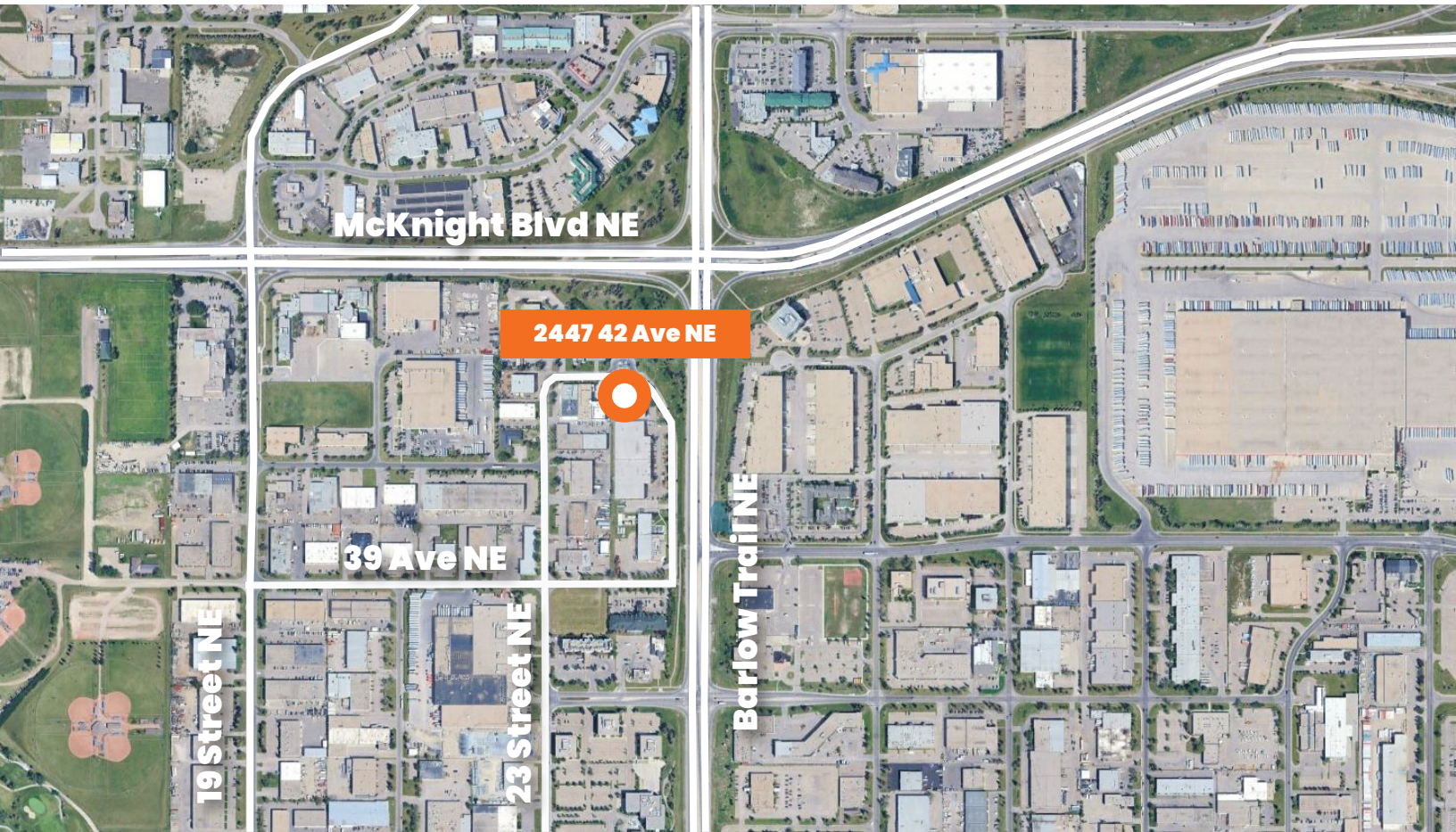


FLOOR PLAN



While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.

LOCATION



Drive Times

Deerfoot Trail NE	6 minutes
Calgary Airport:	12 minutes
Downtown Calgary:	14 minutes

Lead Broker
Jose Verdugo | Associate
587.968.1547 | jverdugo@cdnglobal.com

Manny Verdugo, SIOR Vice President | Associate
403.383.7142 | mverdugo@cdnglobal.com

CDN Global Advisors Ltd. 736 6th Avenue SW, Suite 1010
Calgary, Alberta T2P 3T7 www.cdnglobal.com

Proudly Canadian. Privately owned. Client focused.

CDNGLOBAL[®]
Commercial Real Estate Advisors