

# 4216 12 Street NE, Unit 2

Calgary, Alberta

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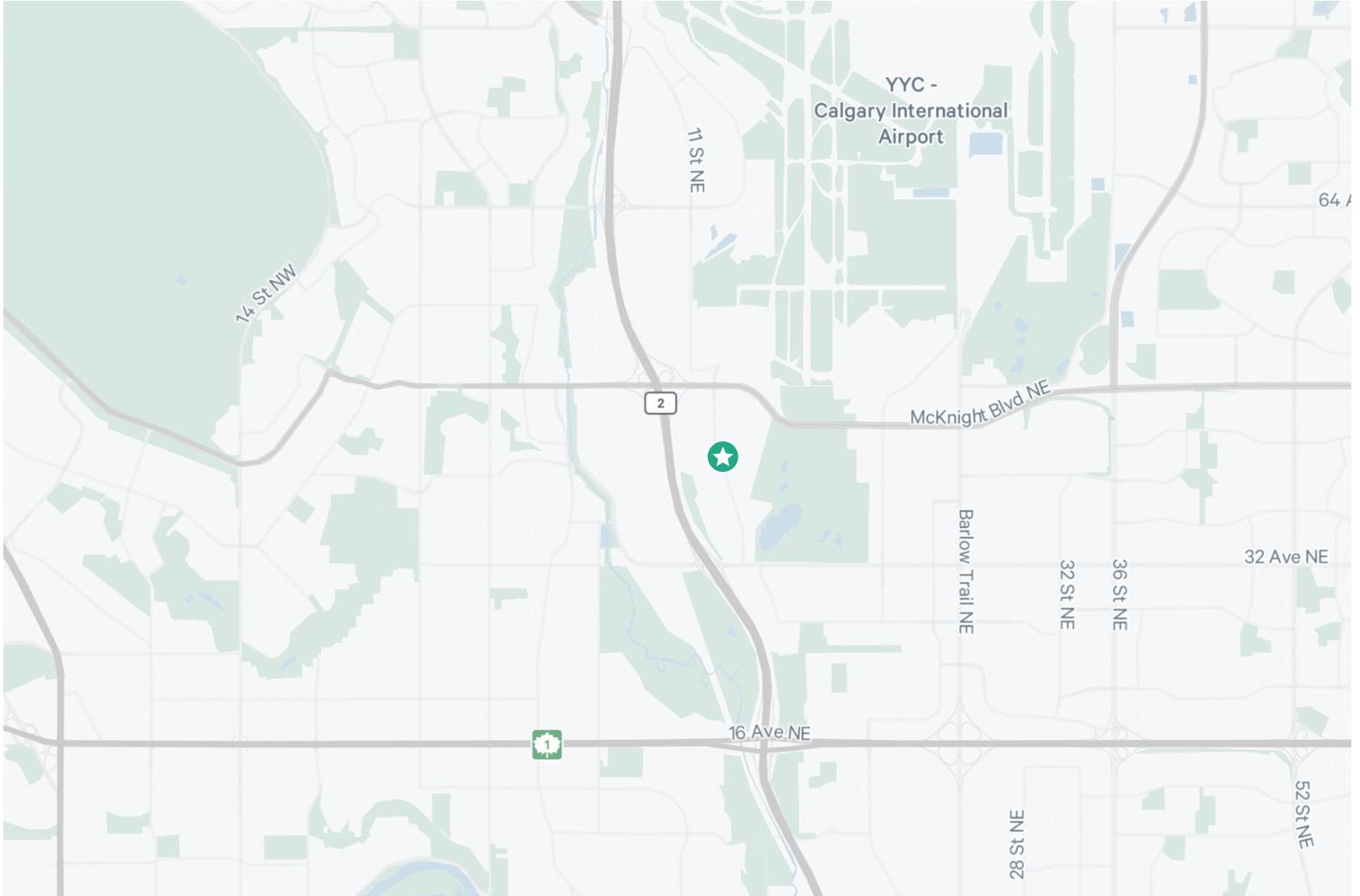
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±3,000 SF Warehouse Unit with Small Office Component



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Calgary, Alberta | T2E 6K9



<b>Rentable Area</b>	Office:	±500 SF
	Warehouse:	±2,500 SF
	<b>Total Rentable Area:</b>	<b>±3,000 SF</b>

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

**Loading** 1 x Dock

**Ceiling Height** 19'8"

**Power** 100 Amp (TBV)

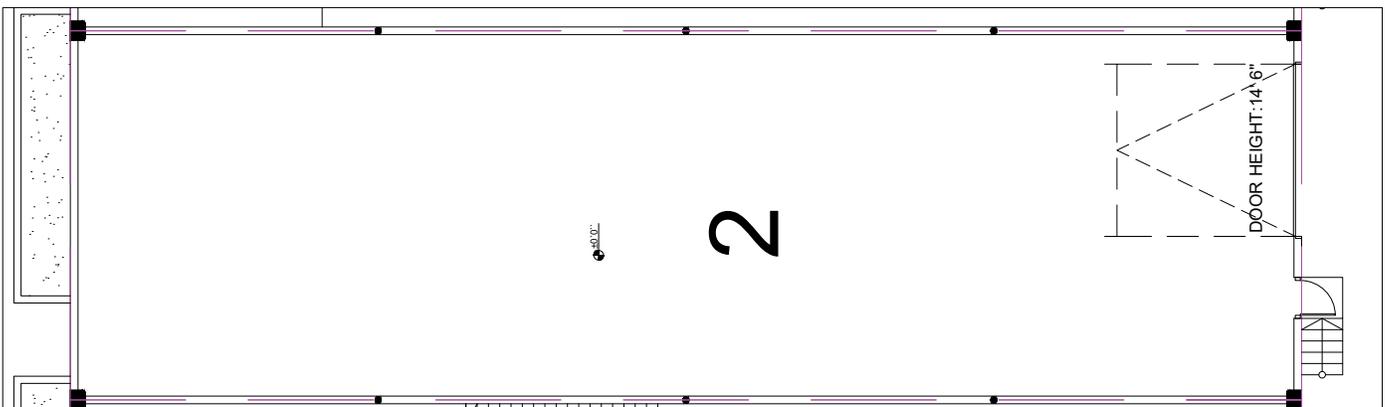
**Operating Costs** \$6.50 PSF

**Lease Rate** \$13.00 PSF (Year 1)

**Availability** Immediately

## Property Highlights

- + ±3,000 SF unit with dock loading and a small office space, ideal for distribution or storage tenancies
- + Ample marshalling area for trailer access
- + Pylon signage opportunities available, visible to 12 Street NE
- + Location is conveniently close to major transportation routes such as McKnight Blvd, Deerfoot Tr, and Stoney Tr NE
- + Downtown Calgary and the Calgary International Airport within close proximity
- + The building has been recently improved with resurfaced parking area and fresh exterior paint



## Rentable Area Breakdown

±500

Office (SF)

±2,500

Warehouse (SF)

±3,000

Total Rentable Area (SF)



## Contact Us

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