

±3,185 sf

Bay 1

UNCONDITIONALLY
LEASED



WAREHOUSE/OFFICE IN SOUTH AIRWAYS FOR LEASE

2016 25th Avenue NE
Calgary



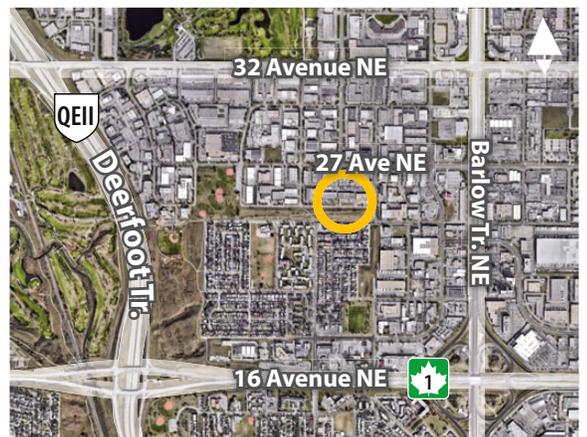
1 (12'x14')
drive-in



150A; 120/208V
power (TBV)



Ceiling
height



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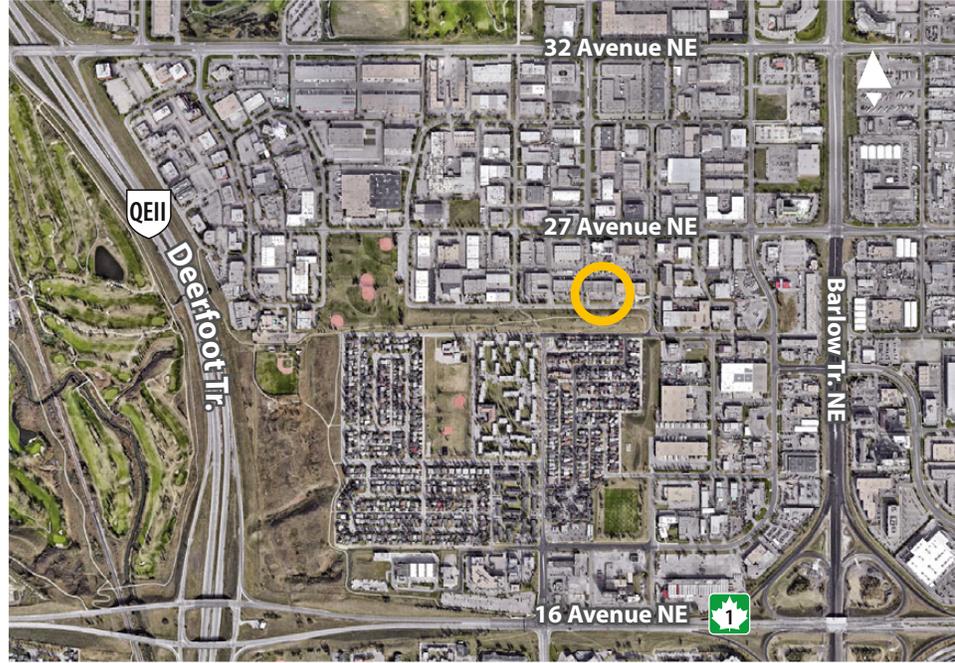
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LOCAL
EXPERTISE
MATTERS

- » Quick access to Barlow Trail, 32nd Avenue and 27th Avenue NE.
- » Air conditioned office space (approx. 35%).
- » Secured fenced yard.
- » Bonus storage mezzanine level
- » Sprinklered.
- » Rooftop unit for offices and gas fired unit heater for warehouse.



PROPERTY INFORMATION

ADDRESS: 2016 25th Avenue NE, Calgary

DISTRICT: South Airways Industrial Park

ZONING: I-G (Industrial General)

AVAILABLE FOR LEASE:

BAY 1 – WAREHOUSE/OFFICE:

Office: ±1,185 sq. ft.

Warehouse: ±2,000 sq. ft.

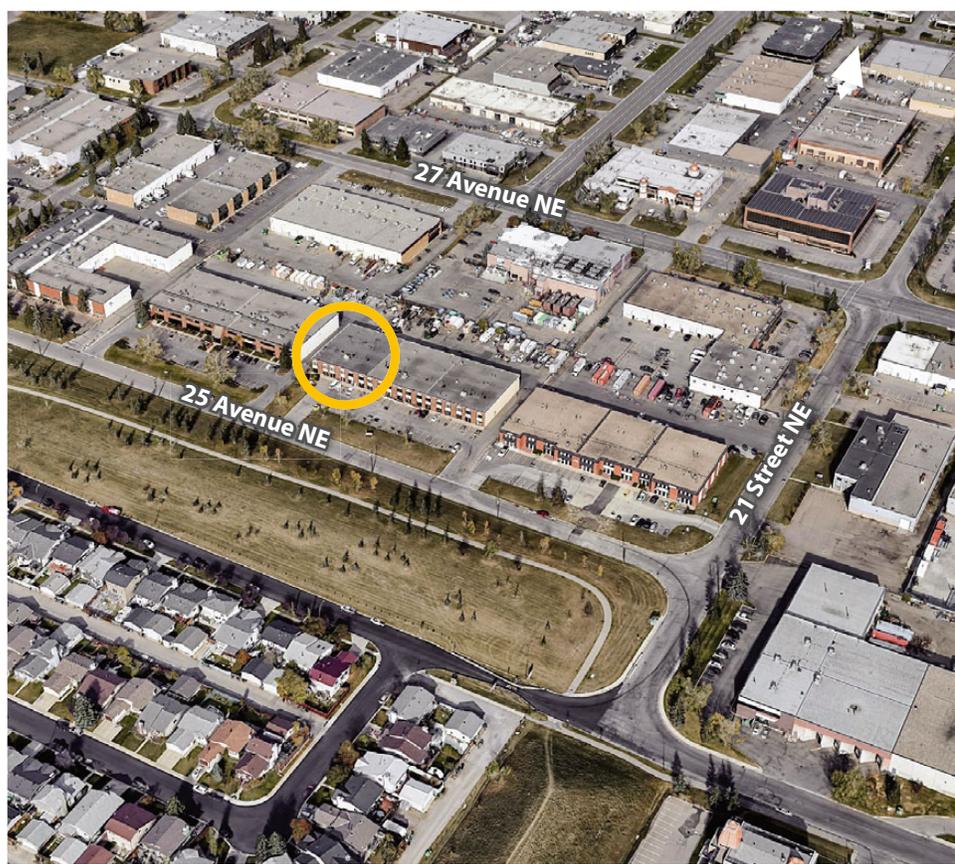
TOTAL: ±3,185 sq. ft.

LOADING: 1 (12' x 14') drive-in door

CEILING HEIGHT: 20' (TBV)

POWER: 150 A, 120/208 V, 3 phase (TBV)

PARKING: » 4 designated front stalls
» Ample street parking



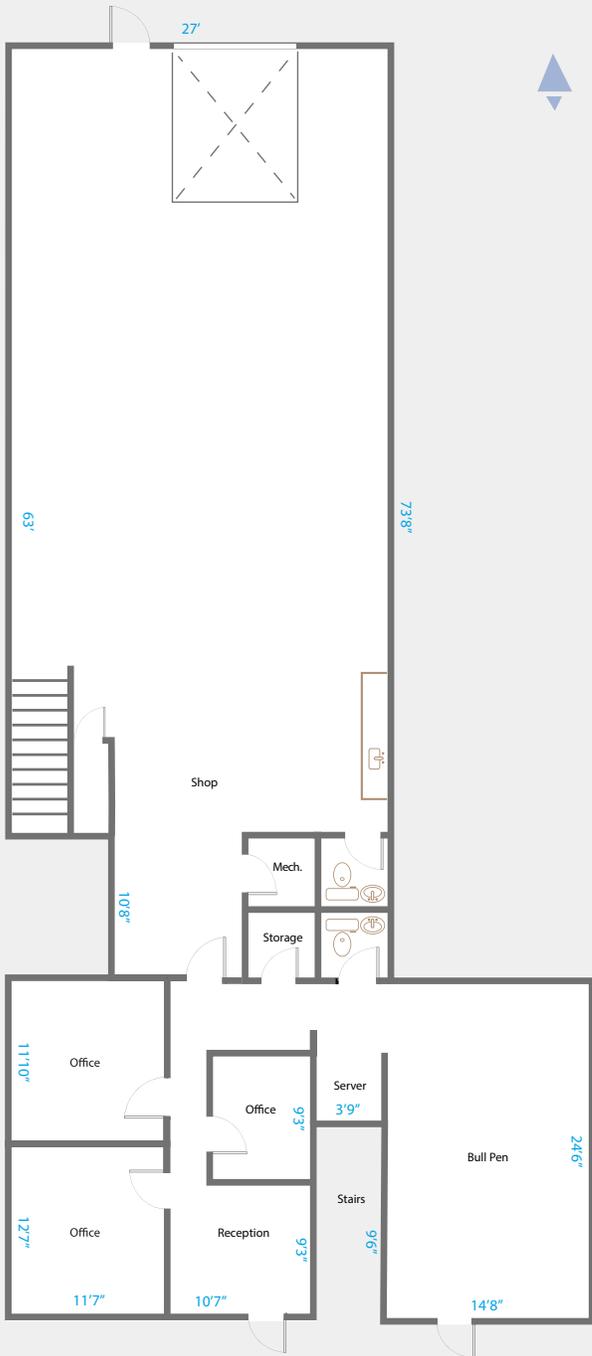
LEASE INFORMATION

AVAILABILITY: Immediate **UNCONDITIONALLY LEASED**

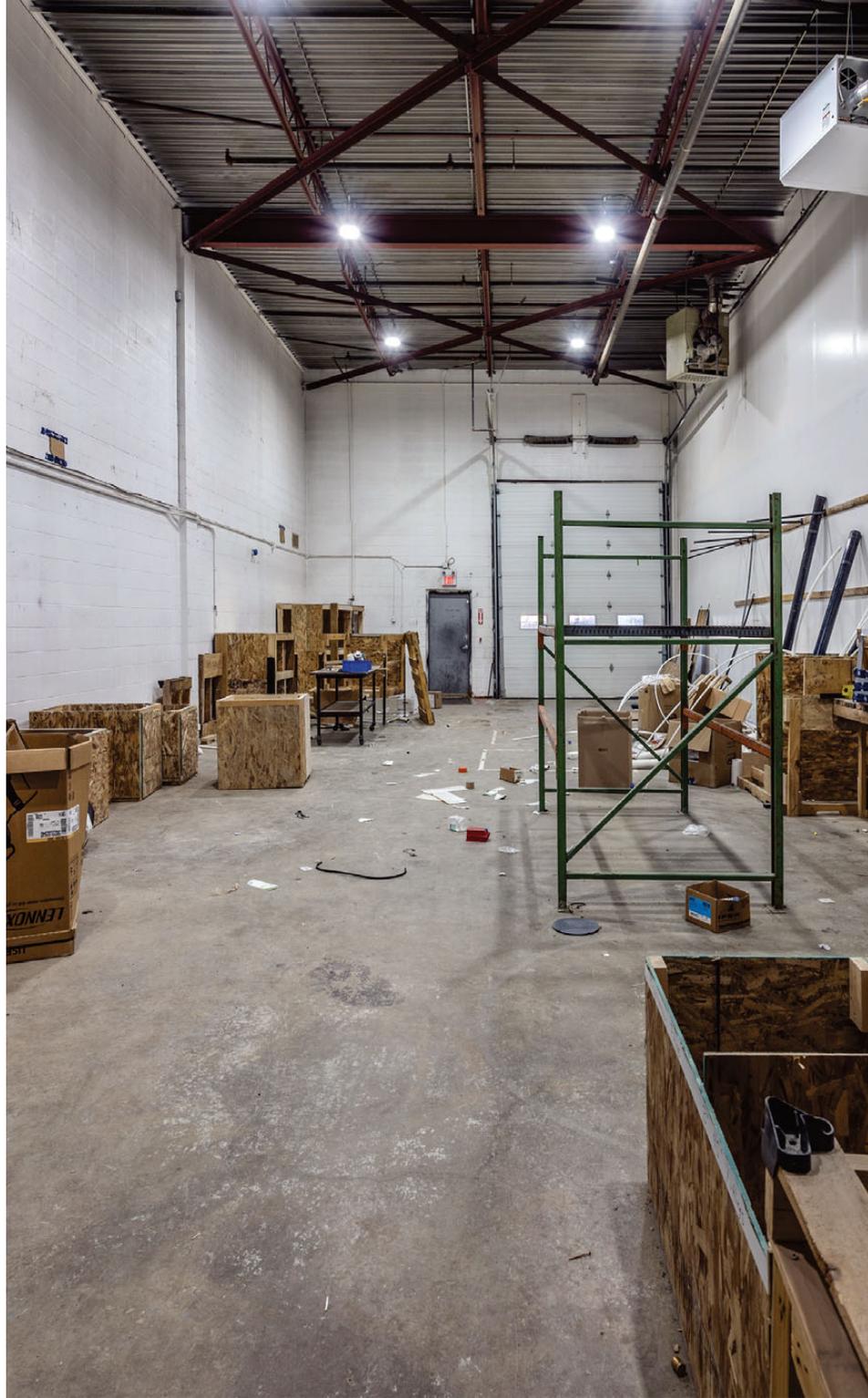
OP. COSTS AND TAXES: \$5.40 per sq. ft. (est.)

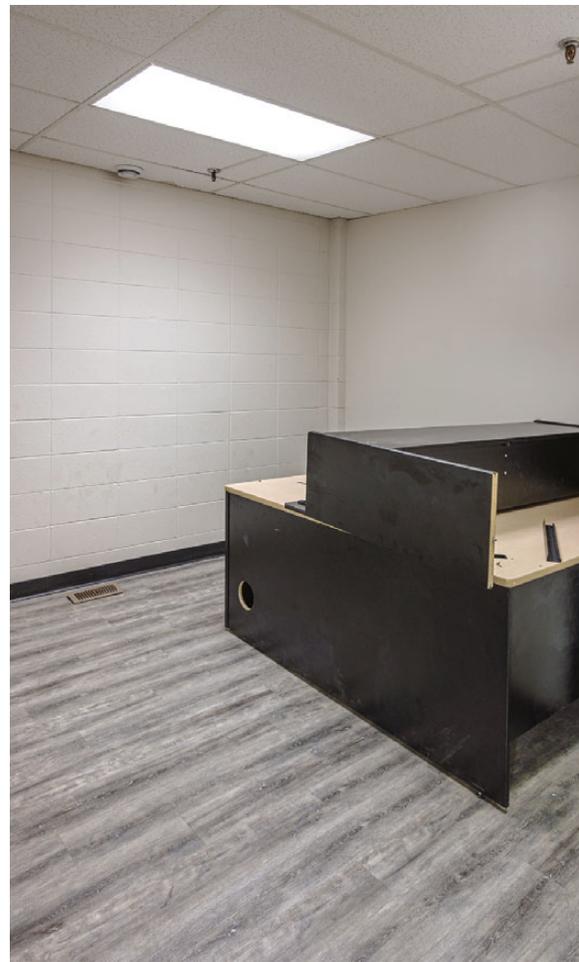
LEASE RATE: \$11.95 per sq. ft. escalating by \$0.25 per sq. ft. per year.





Floorplan is for reference only and to be verified. Subject to change.





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