

3428, 3500

25 Street NE

Calgary, Alberta

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3,067 SF Industrial Flex Space





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Calgary, Alberta | T1Y 6C1



Rentable Area	Office:	±2,767 SF
	Warehouse:	±300 SF
	Total Rentable Area:	3,067 SF
Zoning	I-B (Industrial-Business)	
Loading	1 x Dock	
Ceiling Height	18'	
Power	100 Amp	
Operating Costs	\$9.88 PSF	
Lease Rate	\$13.75 PSF	
Availability	August 1, 2024	



For Lease

18'

Ceiling Height

\$9.88

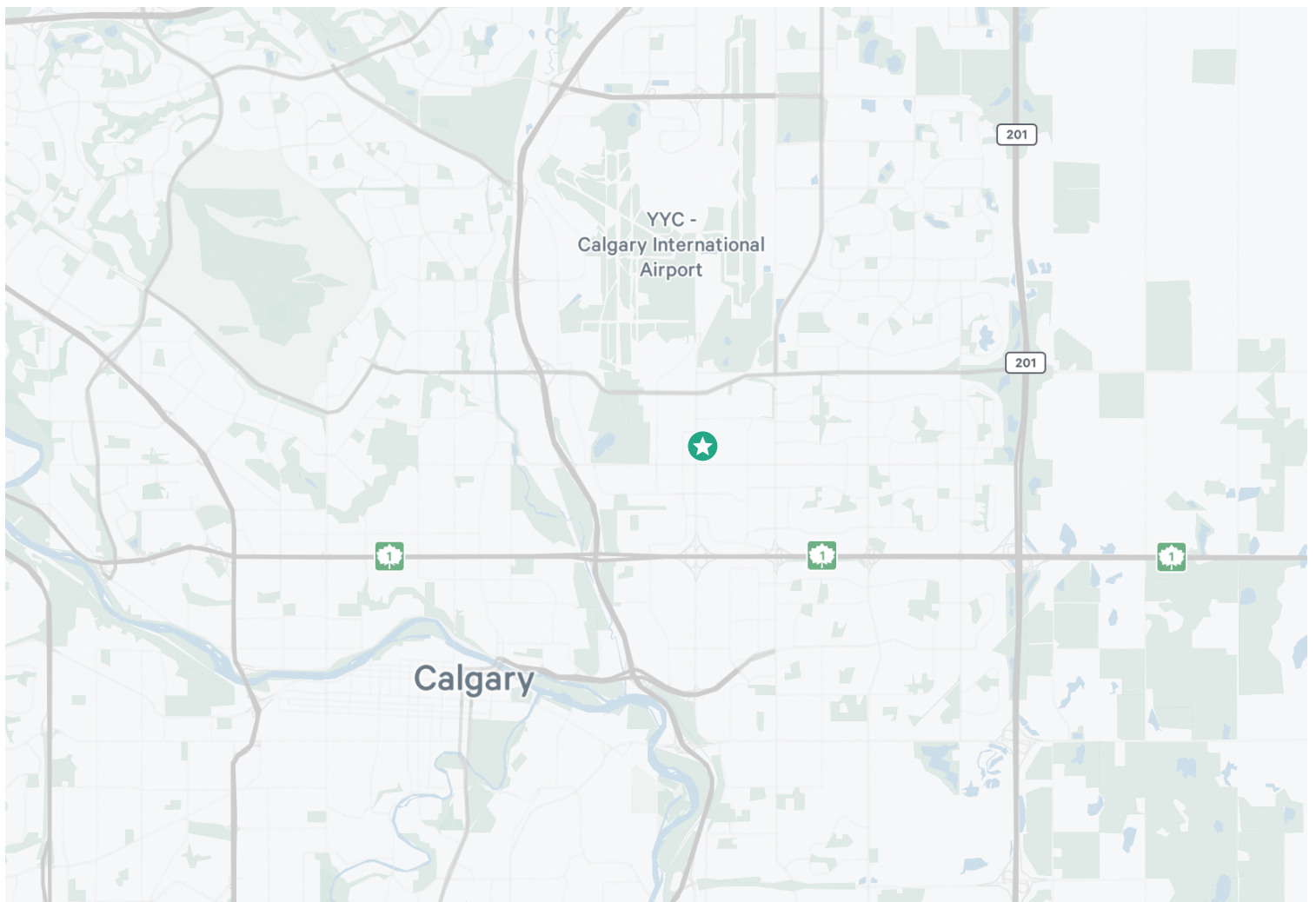
Operating Costs (PSF) (Est.)

\$13.75

Lease Rate (PSF)

## Property Highlights

- + Unit located within Imperial Square industrial complex with excellent visibility from Barlow Trail NE (37,000 vehicles per day)
- + Zoning allows for a wide range of uses including industrial, office, and retail (discretionary)
- + Well positioned office space with ability to increase warehouse size
- + 8 private offices, kitchenette, training room and front reception
- + Surrounding area well serviced by retail and commercial service tenant amenities in high concentration



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For Lease

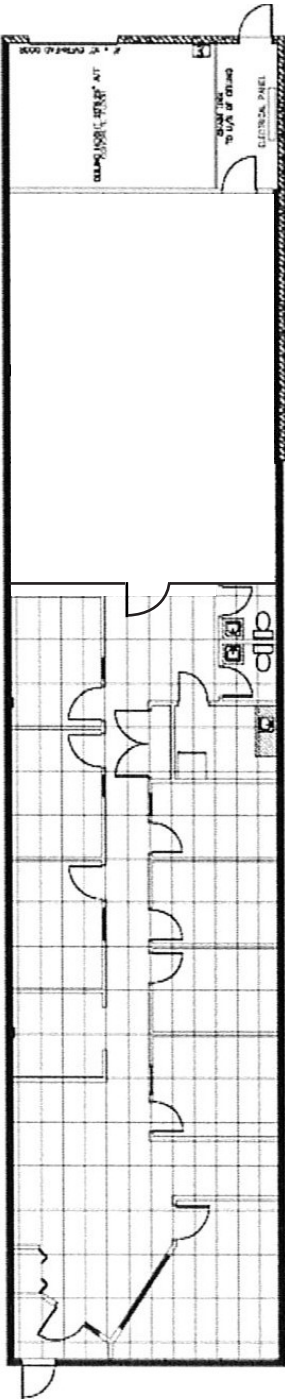
Rentable Area Breakdown

$\pm 2,767$   
Office (SF)

$\pm 300$   
Warehouse (SF)

3,067  
Total Rentable Area (SF)

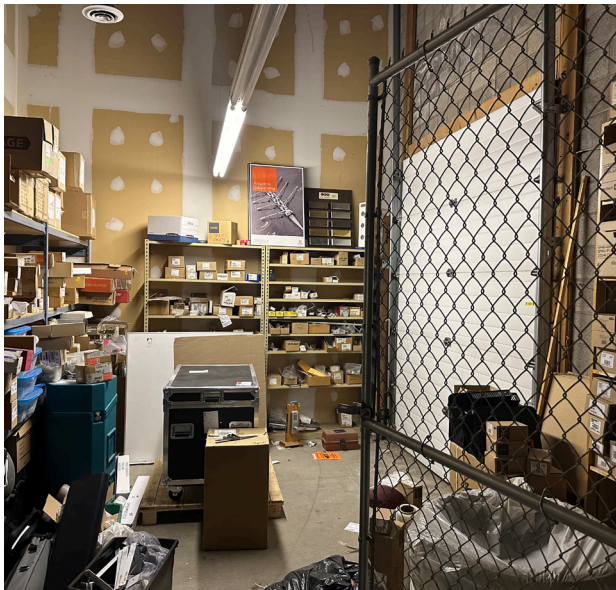
Floor Plan





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**For Lease**



## Contact Us

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