

4216 12 Street NE, Unit 2

Calgary, Alberta

Cameron Woods

Vice President

+1 403 303 4562

cameron.woods@cbre.com

Kai Ravensbergen

Associate

+1 403 750 0525

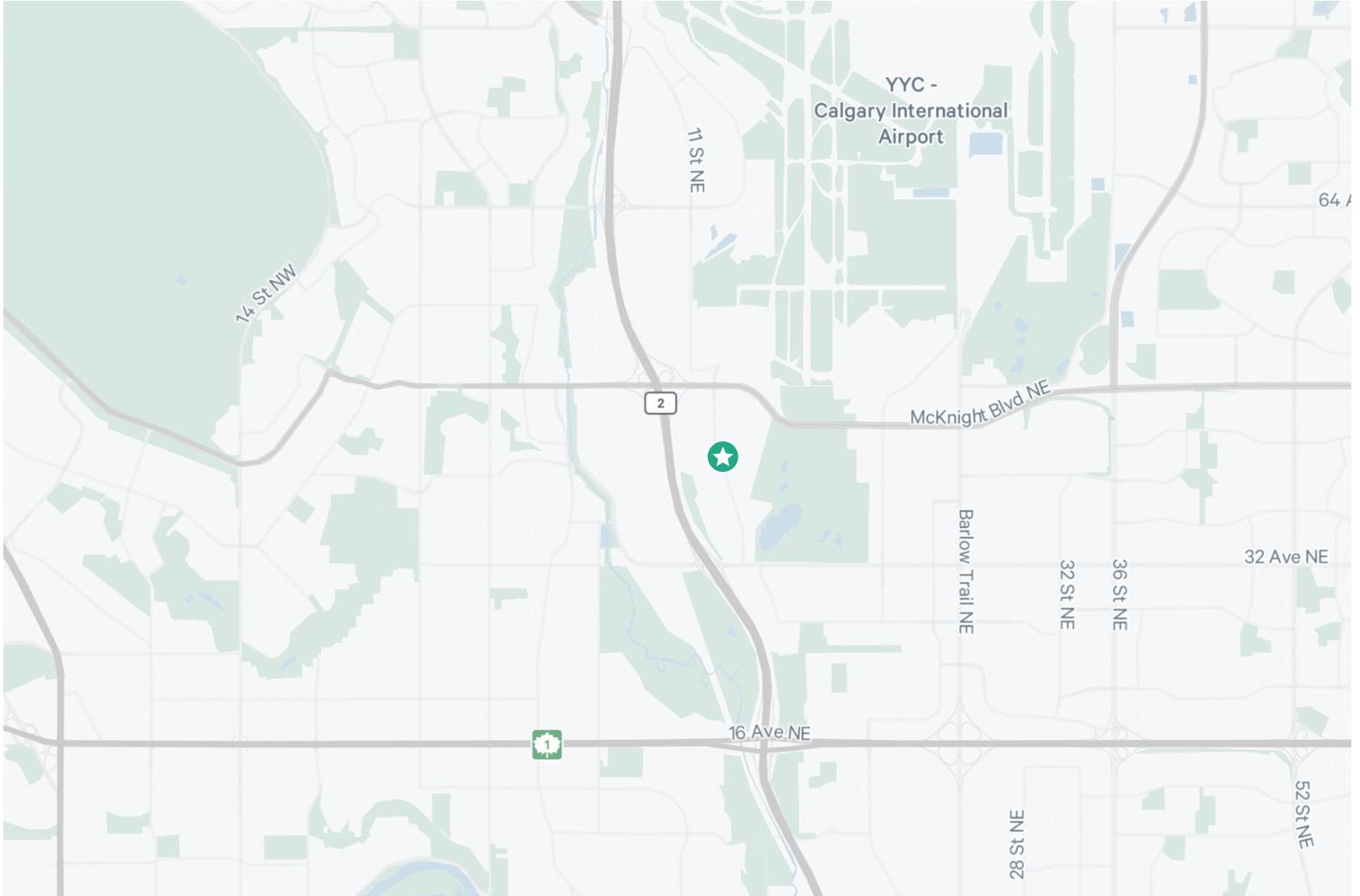
kai.ravensbergen@cbre.com

±3,000 SF Warehouse Unit with Small Office Component



4216 12 Street NE, Unit 2

Calgary, Alberta | T2E 6K9



Rentable Area	Office:	±500 SF
	Warehouse:	±2,500 SF
	Total Rentable Area:	±3,000 SF

Zoning I-G (Industrial-General)

Loading 1 x Dock

Ceiling Height 19'8"

Power 100 Amp (TBV)

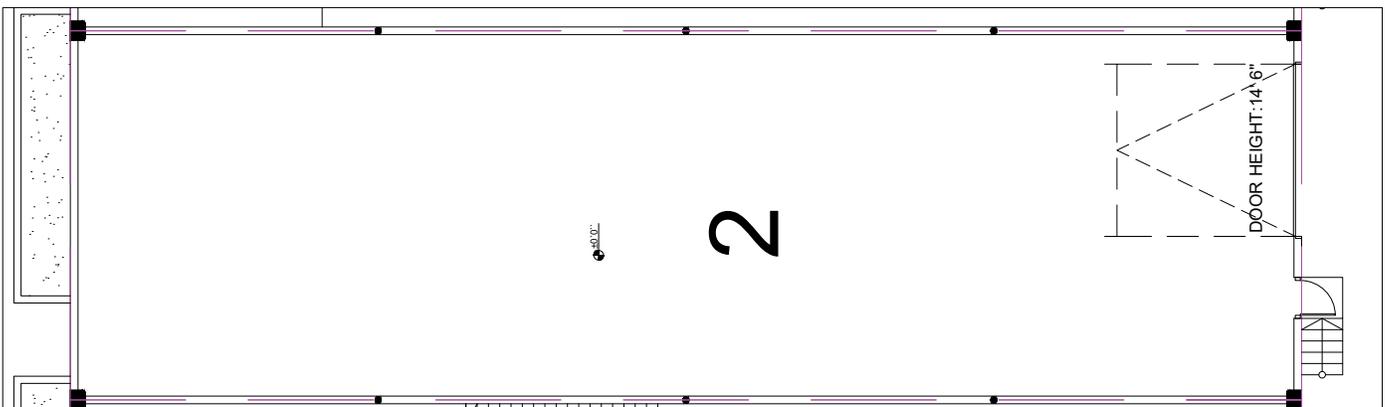
Operating Costs \$6.50 PSF

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

Cameron Woods

Vice President
+1 403 303 4562
cameron.woods@cbre.com
*Lead Broker

Kai Ravensbergen

Associate
+1 403 750 0525
kai.ravensbergen@cbre.com
*Lead Broker

Iain Ferguson

Vice Chairman
+1 403 750 0803
iain.ferguson@cbre.com

Luke Hamill

Executive Vice President
+1 403 294 5707
luke.hamill@cbre.com

Blake Ellis

Vice President
+1 403 750 0519
blake.ellis@cbre.com

Evan Renwick

Vice President
+1 403 750 0807
evan.renwick@cbre.com

This disclaimer shall apply to CBRE Limited, and to all divisions of the Corporation ("CBRE"). The information set out herein (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE.

Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth.