

±3,185 sf

Bay 1

UNCONDITIONALLY
LEASED

WAREHOUSE/OFFICE IN SOUTH AIRWAYS FOR LEASE

2016 25th Avenue NE
Calgary



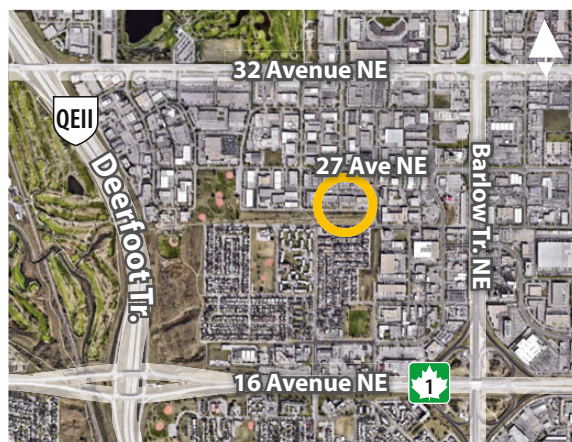
1 (12'x14')
drive-in



150A; 120/208V
power (TBV)



Ceiling
height



Darren Abrahamson, SR. ASSOCIATE

c: 403-813-7758 • d: 403-294-7156 • dabrahamson@barclaystreet.com

Luke Stiles, SR. ASSOCIATE

c: 403-681-7810 • d: 587-393-9343 • lstiles@barclaystreet.com

Ryan McBride, ASSOCIATE

c: 403-875-1042 • d: 403-294-7182 • rmcbride@barclaystreet.com



TCN
WORLDWIDE
REAL ESTATE SERVICES

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

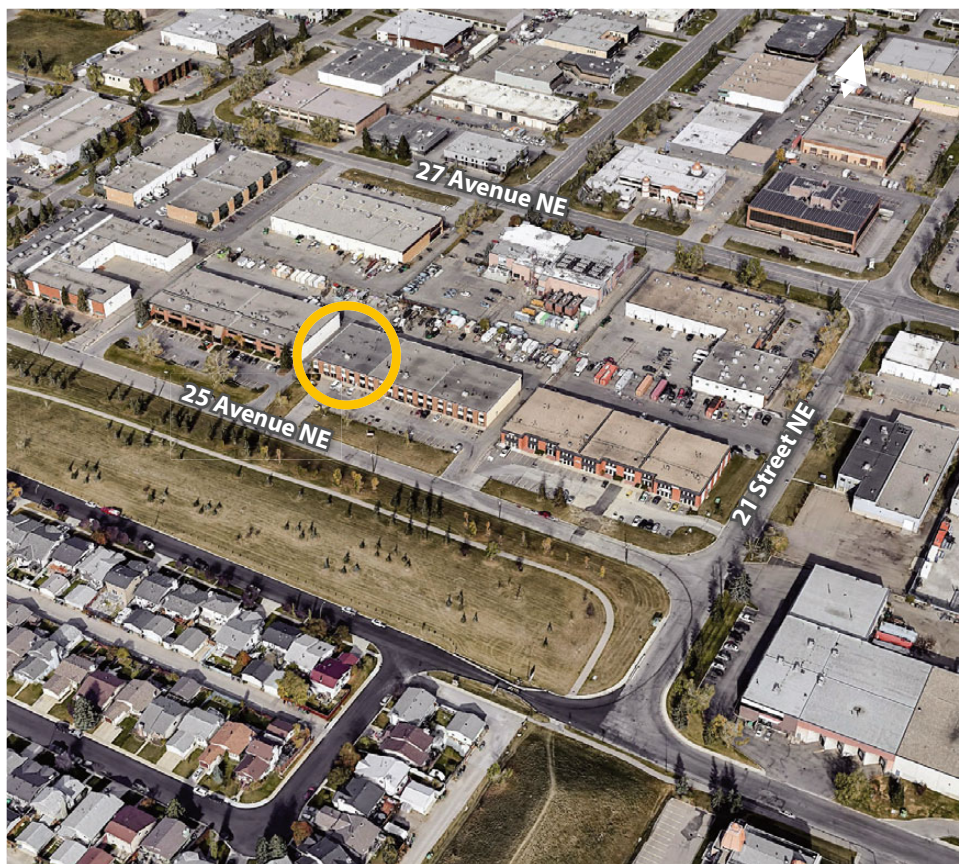
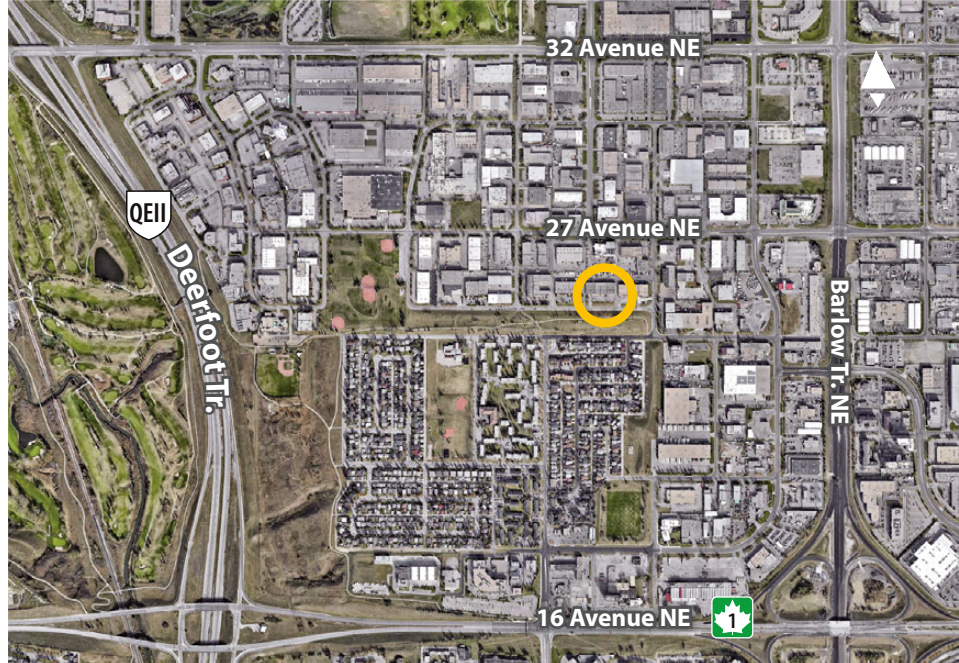
LEASE INFORMATION

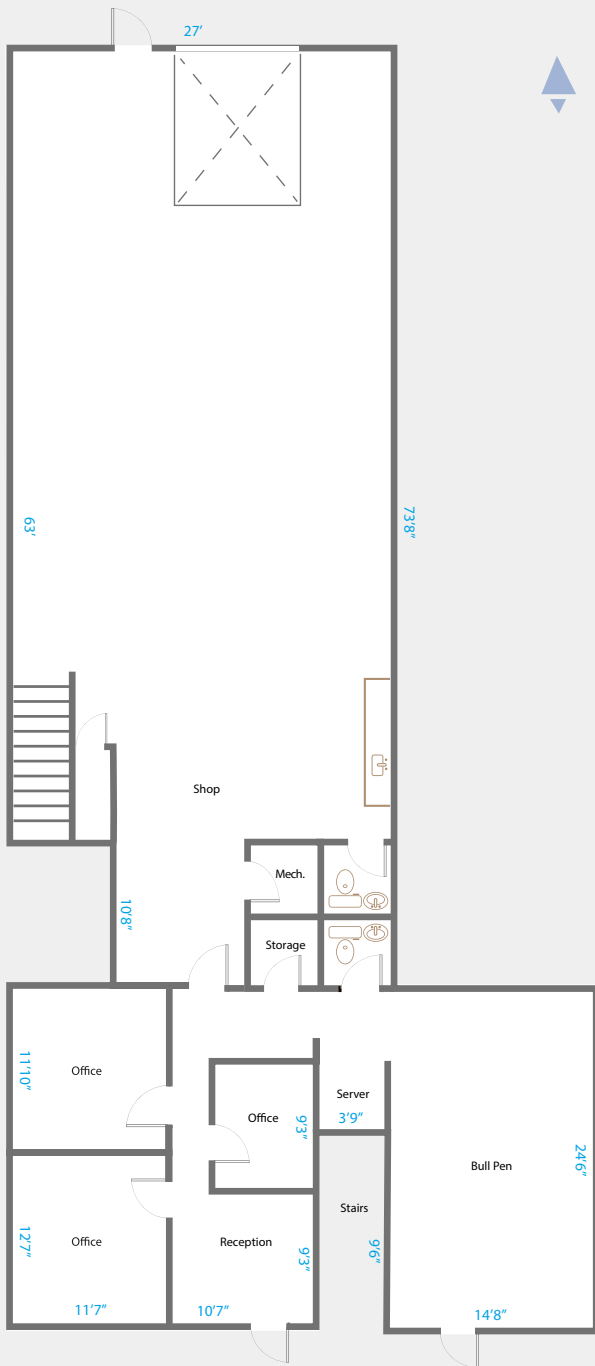
AVAILABILITY: Immediate

**UNCONDITIONALLY
LEASED**

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

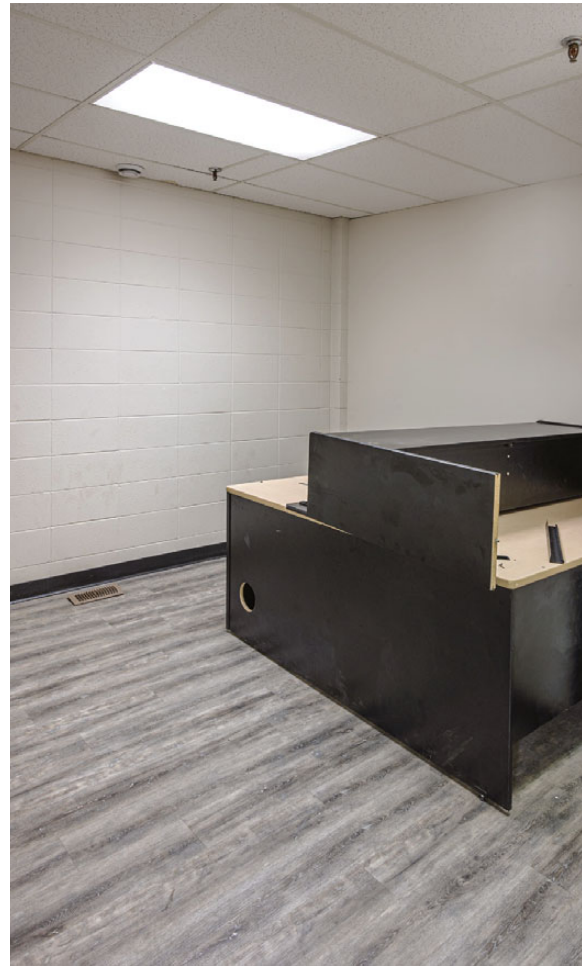
LEASE RATE: \$11.95 per sq. ft. escalating by
\$0.25 per sq. ft. per year.





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





The information contained herein has been gathered from sources deemed reliable, but is not warranted as such and does not form any part of any future contract. This offering may be altered or withdrawn at any time without notice.

Copyright © 2025 Barclay Street Real Estate Ltd. All rights reserved.



LOCAL EXPERTISE MATTERS