3805 34 Street NE | For Lease





39,232 SF Leasing Opportunity

Wayne Berry, Partner 403-650-2001 | wayne@cvpartners.ca

ClearView Commercial Realty Inc. | 205, 6223 2 Street SE, Calgary, Alberta T5H 1J5 ©2024 ClearView Commercial Realty Inc.



ALL DO



Property Details

- Location: Horizon Business Park NE, walking distance to Whitehorn C-Train Station.
- Site Size: 2.16 acres, fully paved and landscaped.
- **Zoning**: I-G (Industrial General)
- Parking: Ample on-site parking
 (50 Stalls in front)

Building Features

- Fully sprinklered
- HVAC includes A/C
- Clear ceiling height of 24'
- Ample drive-in loading bays
- Rear paved storage and loading areas
- 1600 amp, 208 volt service (tbv)
- Make-up air system

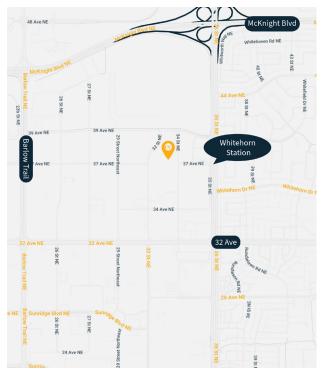
3805 34 Street NE | Building





Features

Total Leaseable Area: 39,232 SF Main Floor: 33,563 SF 2nd Floor: 5,669 SF Loading: Eight 12' x 14' O/H drive-in doors and one interior scissor lift Lease Rate: \$14.00/SF Operating Costs: \$6.75/SF Availability: May 2025



3805 34 Street NE | For Lease

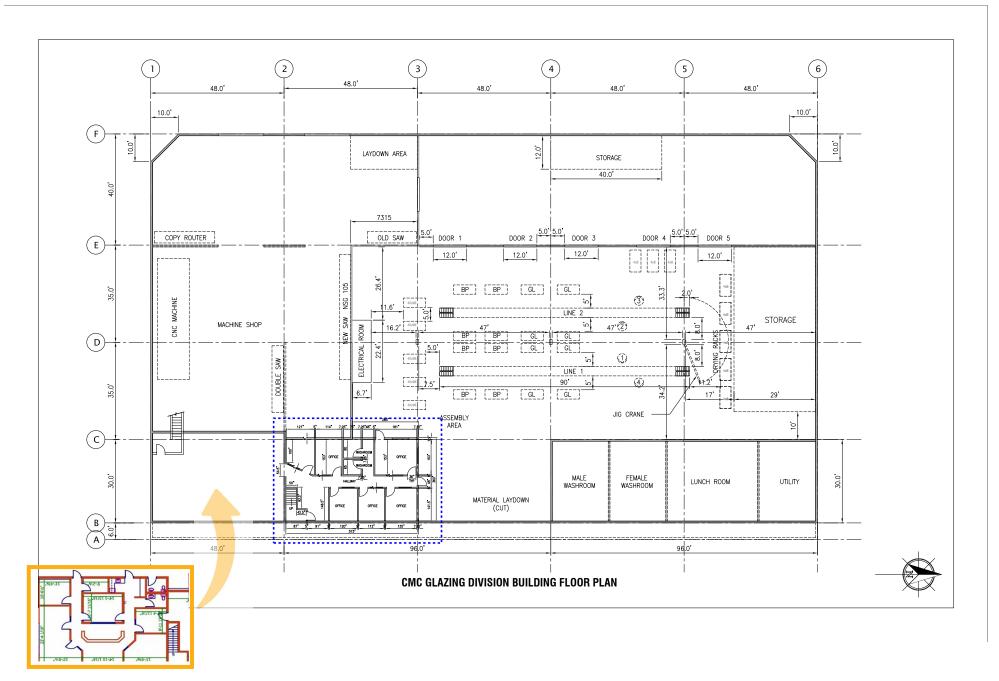








3805 34 Street NE | Plans





3805 34 Street NE | For Lease



















Wayne Berry, Partner 403-650-2001 | wayne@cvpartners.ca

ClearView Commercial Realty Inc. | 205, 6223 2 Street SE, Calgary, Alberta T5H 1J5

©2024 ClearView Commercial Realty Inc. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. ClearView Commercial Realty Inc. does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

