

INDUSTRIAL / OFFICE SPACE AVAILABLE
Multiple units available from 503 SF to 4,560 SF



FOR LEASE

2915 - 19 Street NE

South Airways Industrial, Calgary, AB

Devencore (Alberta) Ltd. | Suite 1010, 736 6 Avenue S.W. | Calgary, Alberta, T2P 3T7 | 403 265 9966 | WWW.DEVENCORE.COM

Mark Bizek
Associate Vice President
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FOR LEASE | 2915 - 19 Street SE

PROPERTY DETAILS

- Zoning: Industrial General (I-G)
- District: South Airways Industrial Park
- Year Built: 1972
- AVAILABLE UNITS:

INDUSTRIAL UNIT (BAY 5)

Shop	± 3,134 SF
Mezzanine:	± 1,426 SF
Total	± 4,560 SF
Free Storage Mezz :	± 500 SF

- Lease Rate: Market
- Operating Cost: \$4.80 PSF (Est. 2019)

SECOND FLOOR OFFICE UNITS

*Square footage includes load factor

Unit 202:	2,300 SF
Unit 204:	1,052 SF
Unit 206:	503 SF
* COMBINED: Unit 204 - 206:	1,555 SF
* COMBINED: Unit 202 & 204 - 206:	3,855 SF
Unit 203:	694 SF
Unit 205:	1,346 SF
Unit 207:	1,684 SF

- Lease Rate: Market
- Operating Cost: \$9.25 PSF (Est. 2019)
*Includes janitorial, gas, and electricity

COMMENTS

- Well maintained industrial and office building in the Northeast
- Amenities on site includes restaurant and coffee
- Easy access to 32 Avenue NE and Deerfoot Trail NE
- Common courtyard
- Ample on-site parking

The above particulars are submitted to the best of our knowledge and are subject to change without notice. Devencore (Alberta) Ltd. does not assume responsibility for any errors or omissions.

Devencore (Alberta) Ltd. www.devencore.com



FOR LEASE | 2915 - 19 STREET NE
INDUSTRIAL UNIT | BAY 5



DEVENCORE

PROPERTY DETAILS

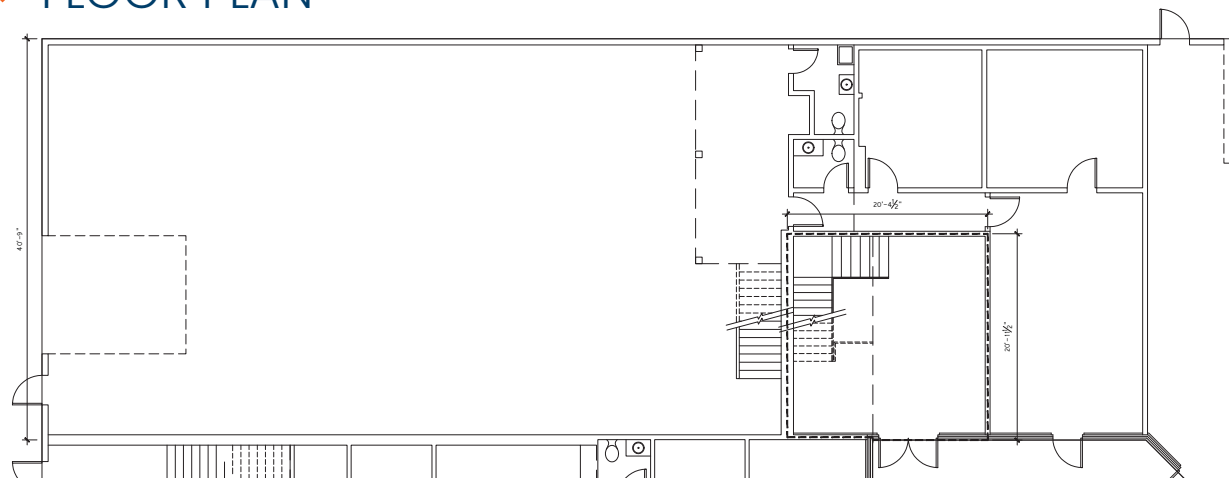
- Size Breakdown:** Warehouse: ±3,134 SF
Office: ±1,426 SF
Total: **±4,560 SF**
Mezzanine: 500 SF
- Loading:** 1 Drive-in (12'w x 14'h)
- Clear Height:** 18' / 20' to under truss
- Power:** 225 Amps @ 240 V (TBV)
- Lease Rate:** Market
- Operating Cost:** \$4.80 (Est. 2019)
- Availability:** Immediate

COMMENTS

- Two private offices
- Two washrooms
- 500 SF bonus mezzanine
- Large 14' high drive-in
- Brand new LED lighting in shop
- Make-up air system (TBV)



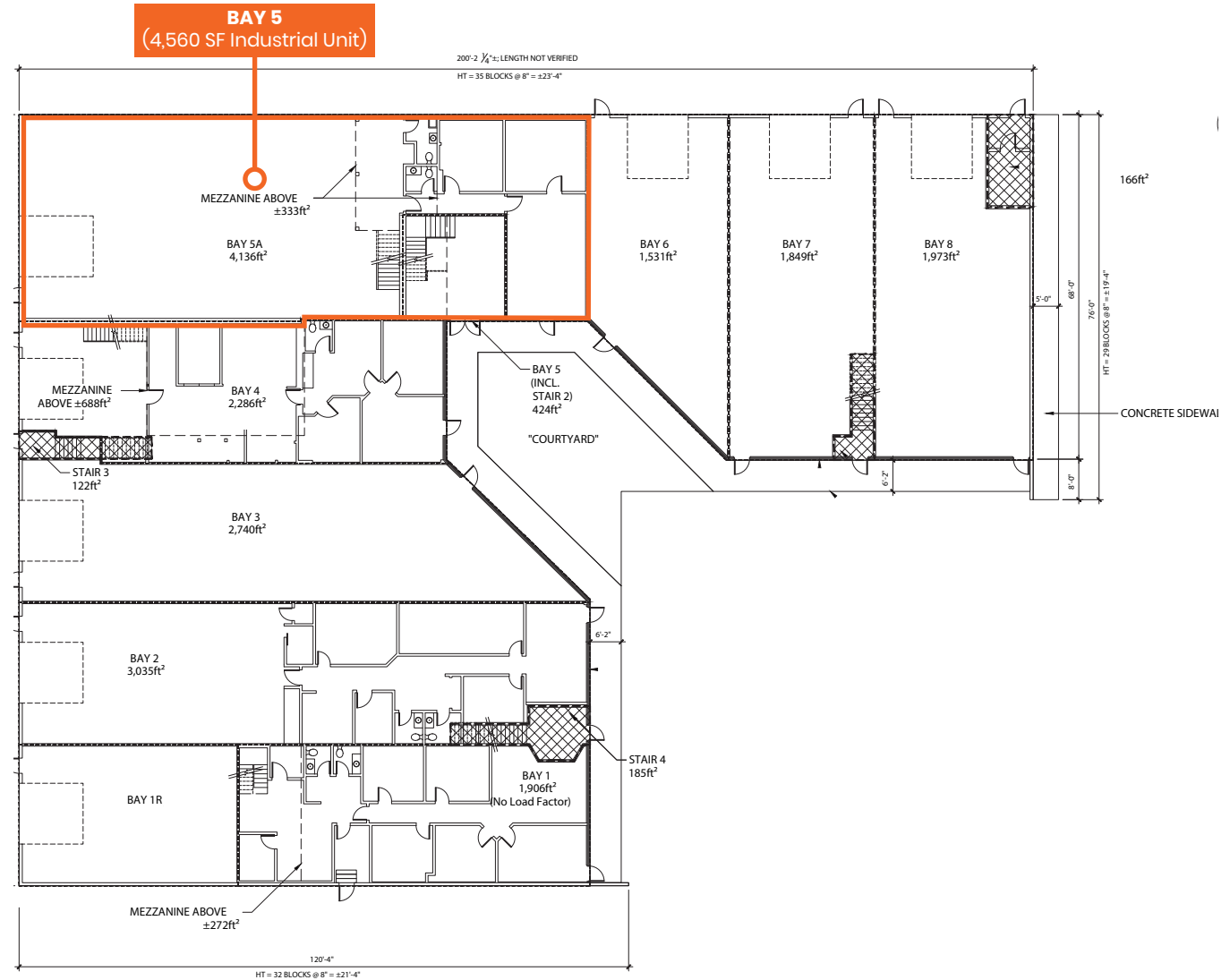
FLOOR PLAN



BAY 5 SUMMARY

- **Size Breakdown**
 Shop: 3,134 SF
 Office: 1,426 SF
 Total: **4,560 SF**
 Free Storage Mezz: ± 500 SF
- **Lease Rate:** Market
- **Operating Cost:** \$4.80 PSF (Est. 2019)

SITE PLAN (MAIN FLOOR)

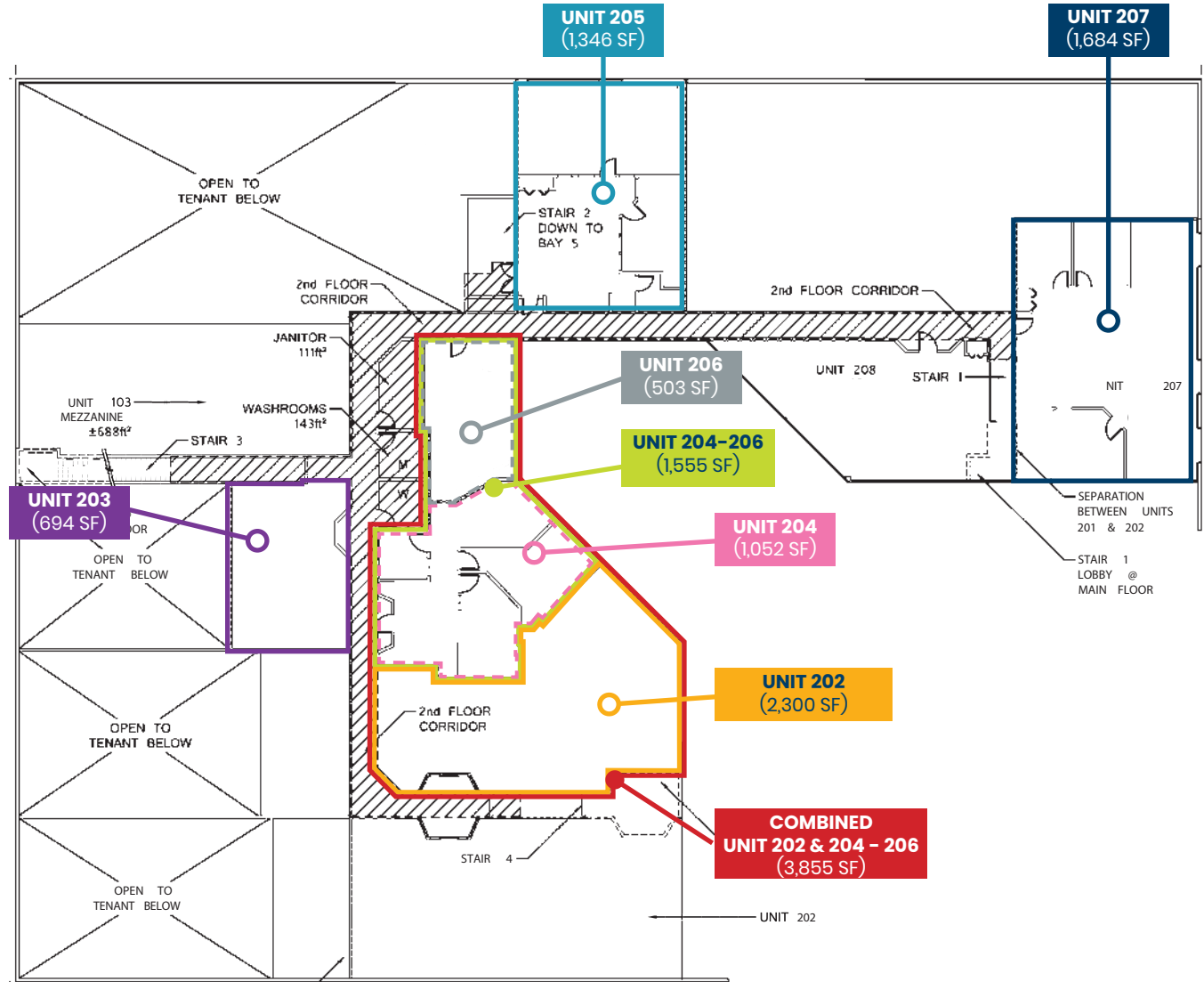


2ND FLOOR OFFICE

- Unit 202: 2,300 SF
- Unit 204: 1,052 SF
- Unit 206: 503 SF
- COMBINED Unit 204 - 206: 1,555 SF
- COMBINED Units 202 & 204 - 206: 3,855 SF
- Unit 203: 694 SF
- Unit 205: 1,346 SF
- Unit 207: 1,684 SF
- Lease Rate: Market
- Operating Cost: \$9.25 PSF (Est. 2019)

*Includes janitorial, gas, and electricity

SITE PLAN (2ND FLOOR)



FOR LEASE
2915 - 19 Street NE
2ND FLOOR OFFICE

UNIT 202

- Size: 2,300 SF
- Lease Rate: Market
- Availability: Immediate

UNIT 204

- Size: 1,052 SF
- Lease Rate: Market
- Availability: Immediate

UNIT 206

- Size: 503 SF
- Lease Rate: Market
- Availability: Immediate

UNIT 204 & 206

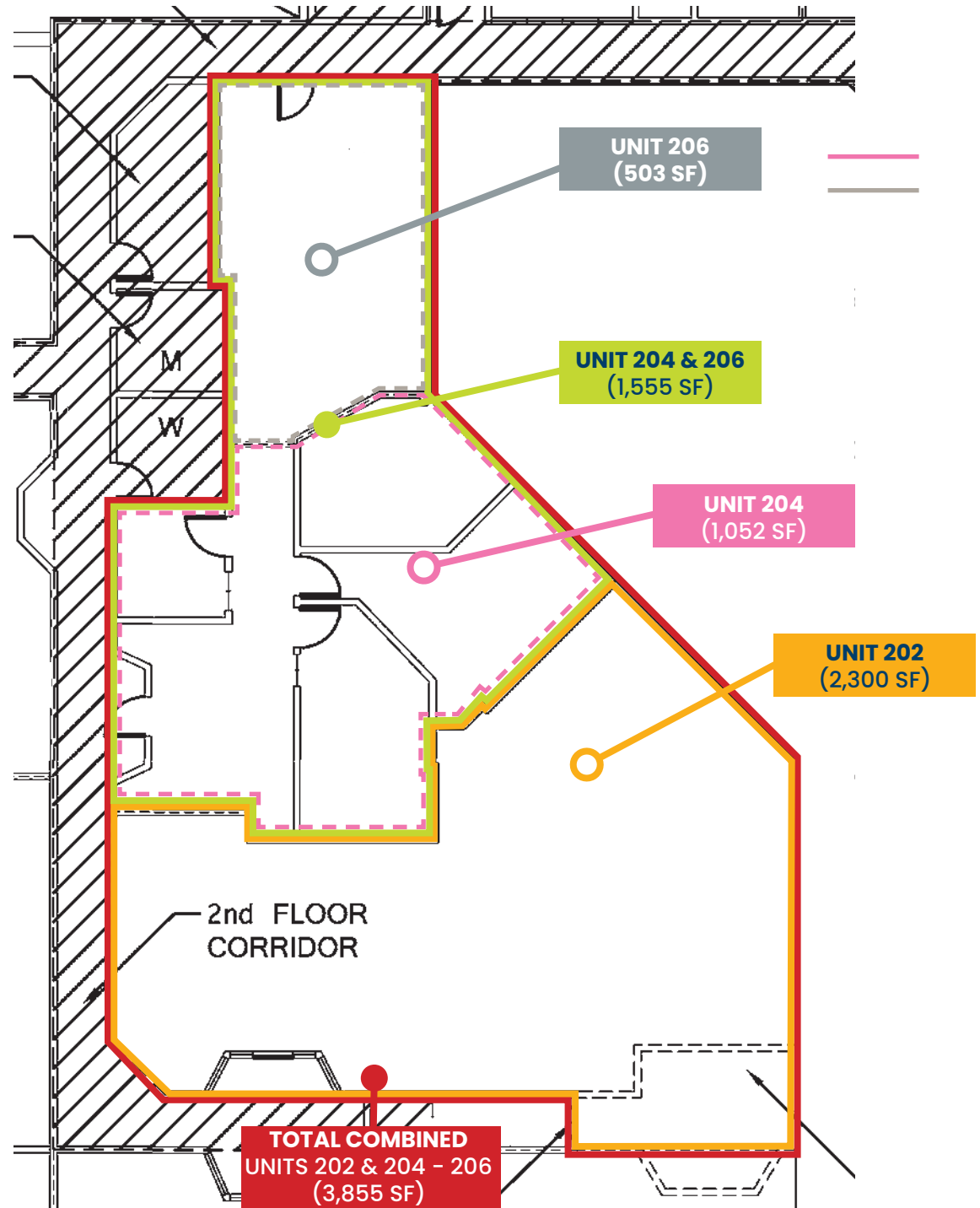
- Size: 1,555 SF
- Lease Rate: Market
- Availability: Immediate

UNIT 202 & 204 - 206

- Size: 3,855 SF
- Lease Rate: Market
- Availability: Immediate

- Operating Cost: \$9.25 PSF (Est. 2019)

*Includes janitorial, gas, and electricity



FOR LEASE

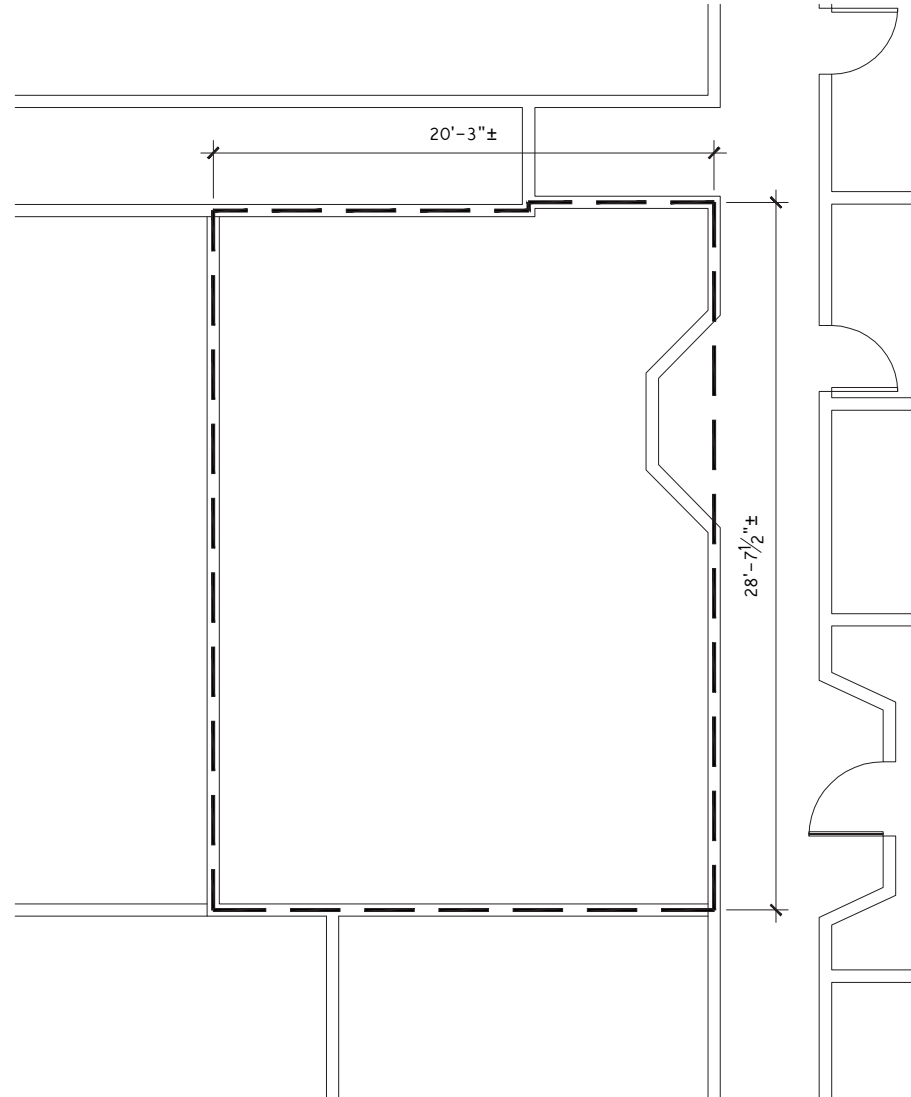
2915 - 19 Street NE

2ND FLOOR OFFICE



UNIT 203

- Size: 694 SF
- Lease Rate: Market
- Operating Cost: \$9.25 (Est. 2019)
*Includes janitorial, gas, and electricity
- Availability: Immediate



FOR LEASE

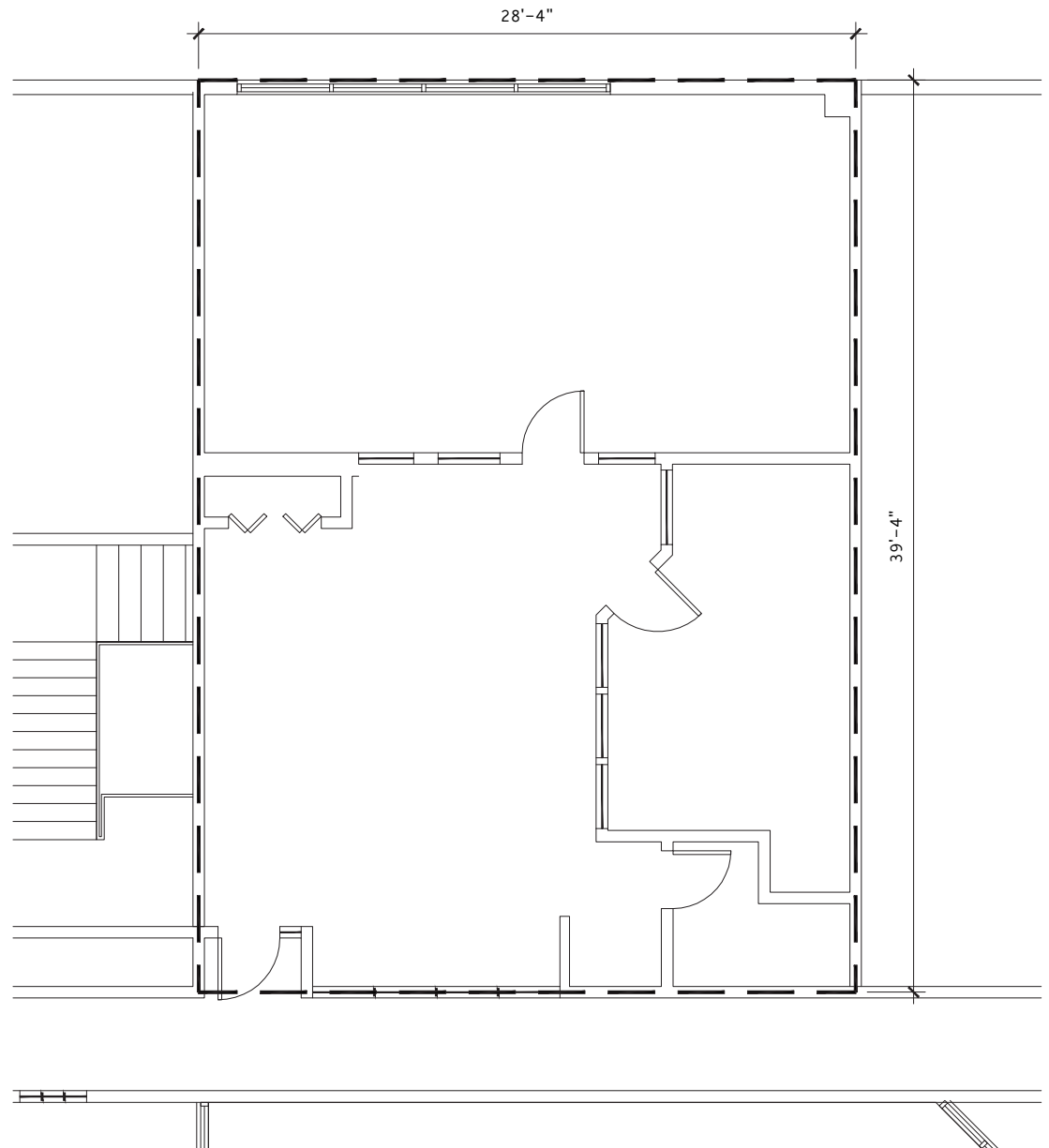
2915 - 19 Street NE

2ND FLOOR OFFICE



UNIT 205

- Size: 1,346 SF
- Lease Rate: Market
- Operating Cost: \$9.25 (Est. 2019)
*Includes janitorial, gas, and electricity
- Availability: 30 Days



FOR LEASE

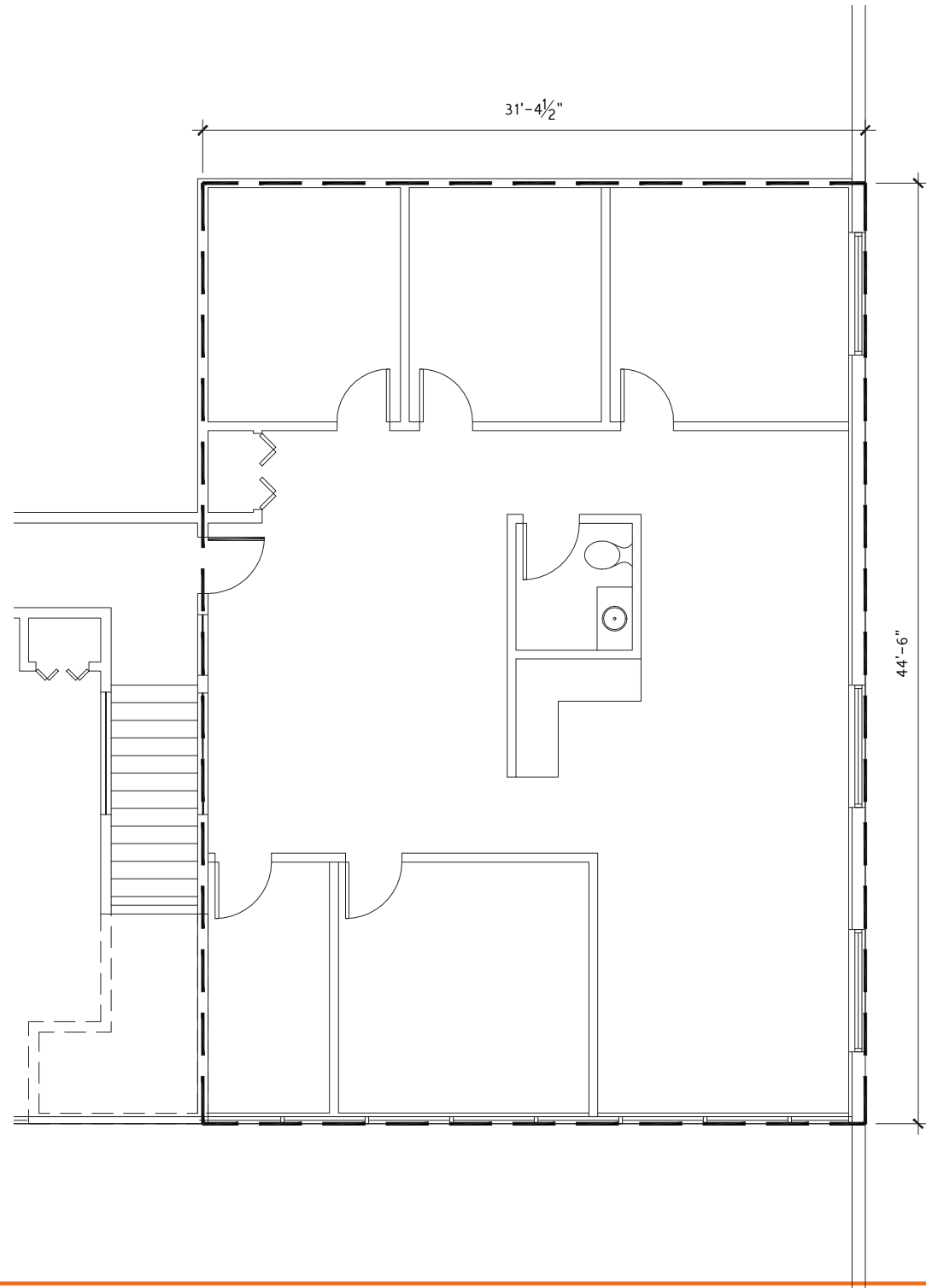
2915 - 19 Street NE

2ND FLOOR OFFICE



UNIT 207

- Size: 1,684 SF
- Lease Rate: Market
- Operating Cost: \$9.25 (Est. 2019)
*Includes janitorial, gas, and electricity
- Availability: January 2020



FOR LEASE | 2915 - 19 Street NE



Downtown Calgary

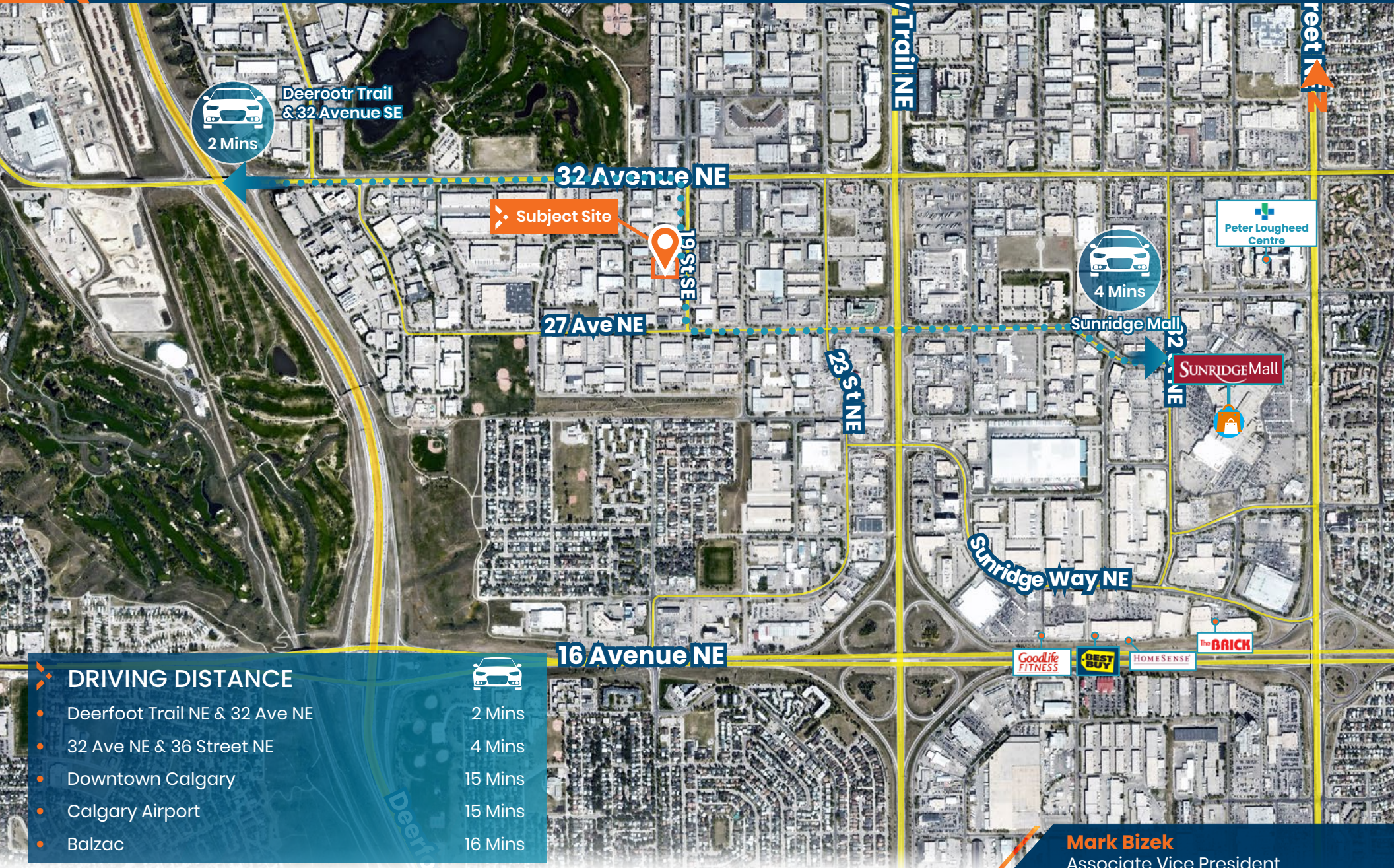
27 Avenue NE

Subject Site

19 Street NE

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FOR LEASE | 2915 - 19 Street NE



DRIVING DISTANCE	
Deerfoot Trail NE & 32 Ave NE	2 Mins
32 Ave NE & 36 Street NE	4 Mins
Downtown Calgary	15 Mins
Calgary Airport	15 Mins
Balzac	16 Mins

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