## For Lease



## 2151 - 32 Street NE, Unit 80

## Calgary, AB

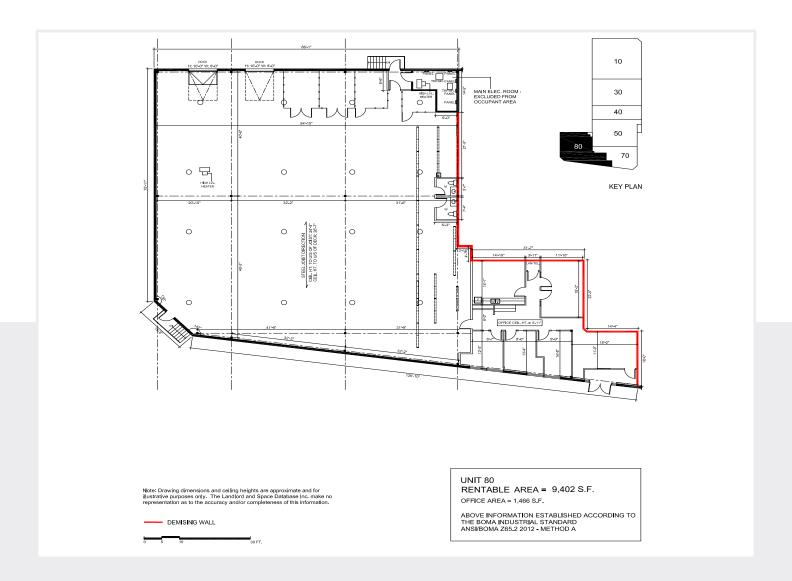
- Available May 1, 2025
- 9,402 SF
- 4,000 CFM MUA installed
- End cap unit with ample parking in front of the premises
- Small, fully built out office portion
- 2 dock loading doors
- Located in the well-established Sunridge Business
  Park







## Floor Plan



Available area:	Loading:	Ceiling Height:	Power:
9,402 SF	2 Dock Doors	24'3"	60 Amps (347/600 Volts)
Availability:	Rental Rates:	Operating Costs:	Zoning:
May 1, 2025	Market Rates	CAM \$3.50 TAX \$4.48 (est. 2025)	DC (Direct Control) 47Z95 Site 2