

NORTHEAST INDUSTRIAL BAY // 2,430 SF



FOR LEASE

**3611 27 Street NE, Bay 3
Calgary, AB**

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Commercial Real Estate Advisors

PROPERTY DETAILS



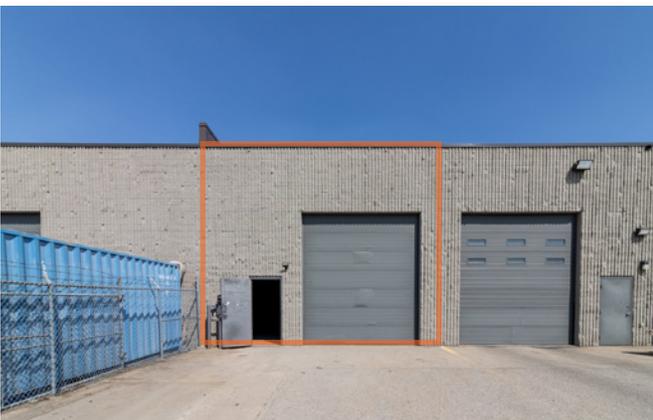
PROPERTY OVERVIEW

District:	Horizon Industrial
Zoning:	I-G (Industrial General)
Square Footage Breakdown:	
Office:	± 371 SF
Warehouse	± 2,059 SF
Total:	2,430 SF
Bonus Mezzanine:	± 371 SF
Clear Height:	18'2"
Loading:	1 Drive-in Door (12'w x 14'h)
Power:	100 Amps (TBV)
Lease Rate:	\$13.00 PSF
Operating Costs:	\$7.68 PSF (Est. 2025)
Availability:	Immediate

PROPERTY OVERVIEW

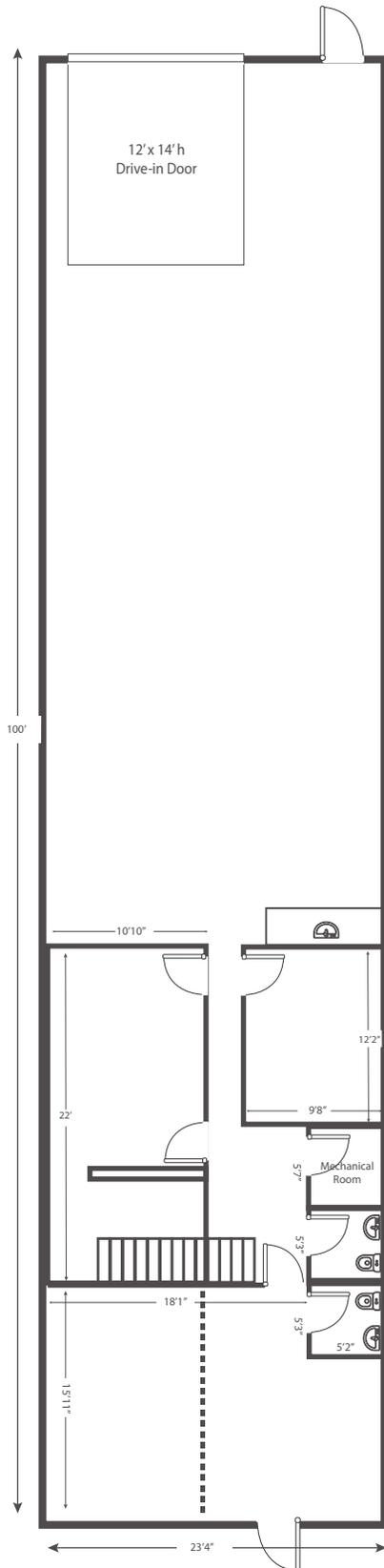
- Industrial bay with drive-in loading
- Main floor office layout consist of front showroom/reception area, and two washrooms
- 371 SF bonus mezzanine
- Sump in warehouse
- Two reserved parking stalls at the front and two reserved parking stalls at the rear - ample street parking
- Nearby to several restaurants, cafes, and other retailers by 32 Avenue NE
- Bus transportation on 32 Avenue NE
- Close proximity to Barlow Trail NE, 32 Avenue NE, McKnight Boulevard NE, and Deerfoot Trail NE

PROPERTY PICTURES

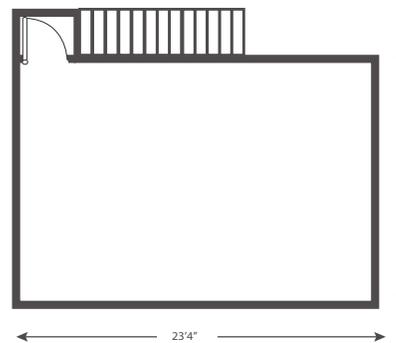


FLOOR PLAN

Main Floor

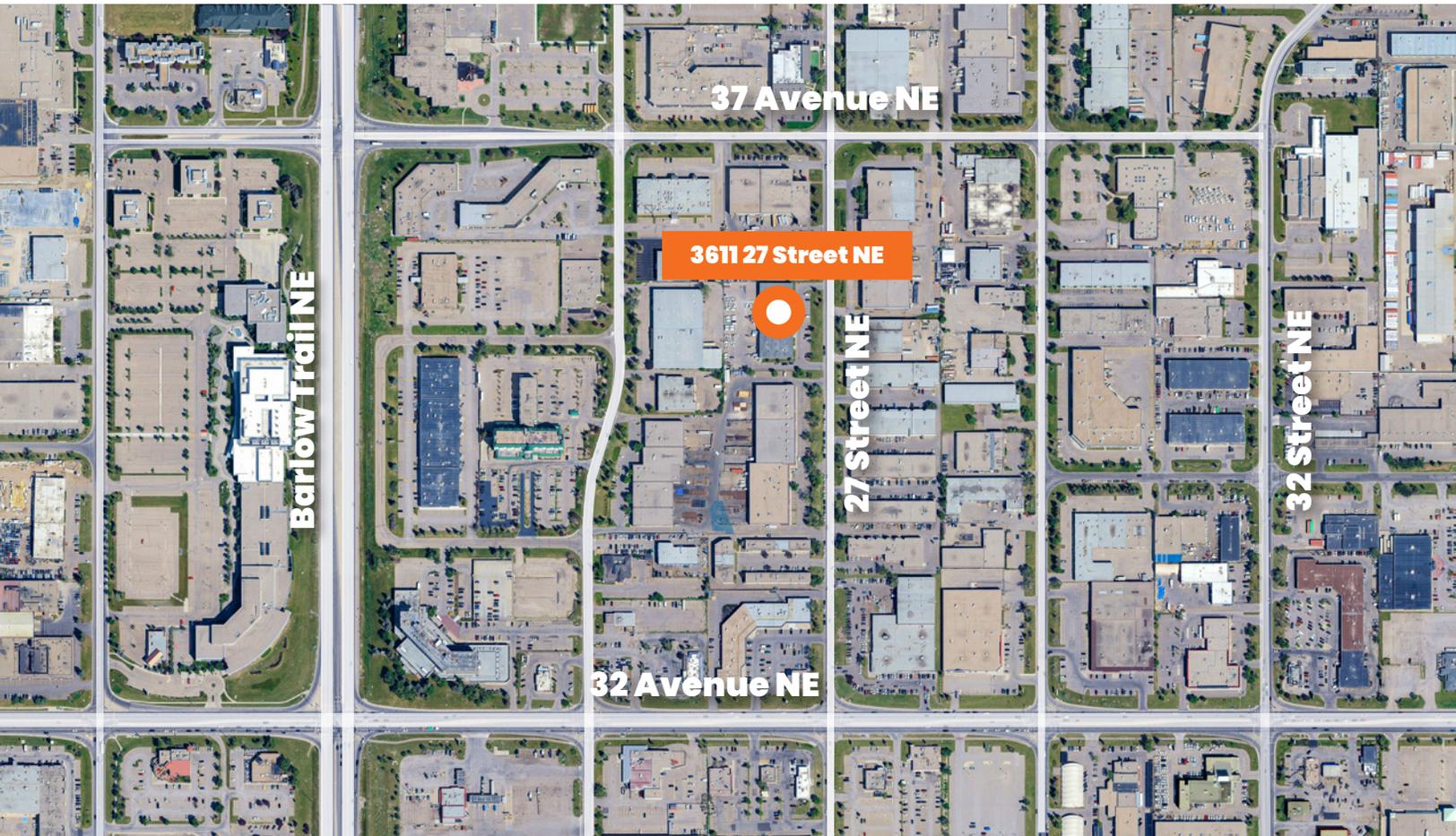


Mezzanine Floor



*Floor plan not to scale; measurements are only approximations

LOCATION



Drive Times

Deerfoot Trail NE	7 minutes
Calgary Airport:	12 minutes
Downtown Calgary:	14 minutes

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