

CENTRAL INDUSTRIAL  
LEASE OPPORTUNITY  
// 25,882 SF

# FOR LEASE

**Unit 1, 115-28th Street SE, Calgary, AB**



**Jeff Keet** Senior Vice President | Associate  
403.519.9618 | [jkeet@cdnglobal.com](mailto:jkeet@cdnglobal.com)

**Paul Cunningham** Vice President | Associate  
403.714.2803 | [pcunningham@cdnglobal.com](mailto:pcunningham@cdnglobal.com)

CDN Global Advisors Ltd. 736 6th Ave SW, Suite 1010  
Calgary, Alberta T2P 3T7 [www.cdnglobal.com](http://www.cdnglobal.com)

**CDNGLOBAL**<sup>®</sup>  
Commercial Real Estate Advisors

# PROPERTY HIGHLIGHTS



- Centrally located with access to Memorial Drive, Downtown Calgary, Deerfoot Trail, and Barlow Trail;
- High visibility location on busy 28th Street slightly north of Memorial Drive;
- Located near many city amenities including public transit and 2 LRT stations;
- 500 metres to Franklin LRT Station and 900 metres to Marlborough LRT Station;
- Attractive front office with showroom;
- New LED lighting recently installed throughout;
- Office/showroom has been freshly painted and is ready for new flooring;
- Annual inflation adjustment applied to base rent.

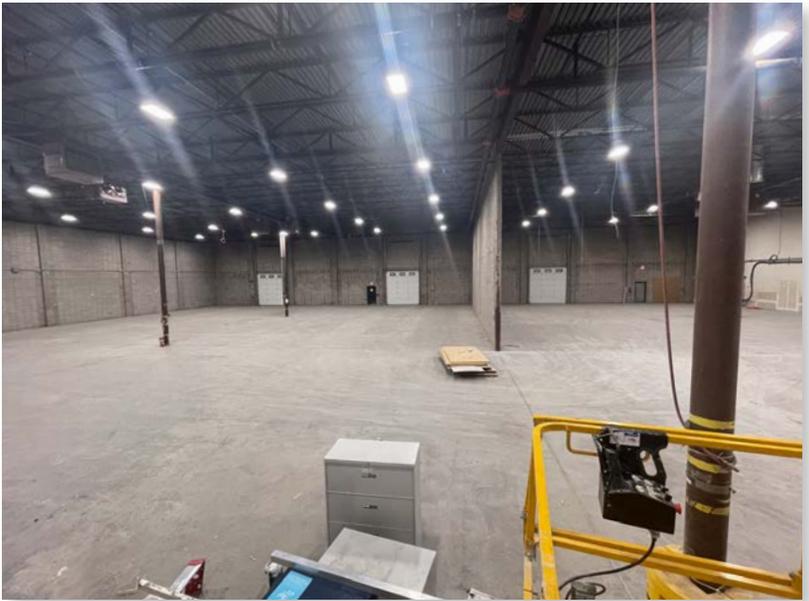
**FOR LEASE** | Unit 1, 115-28th Street SE

## PROPERTY OVERVIEW

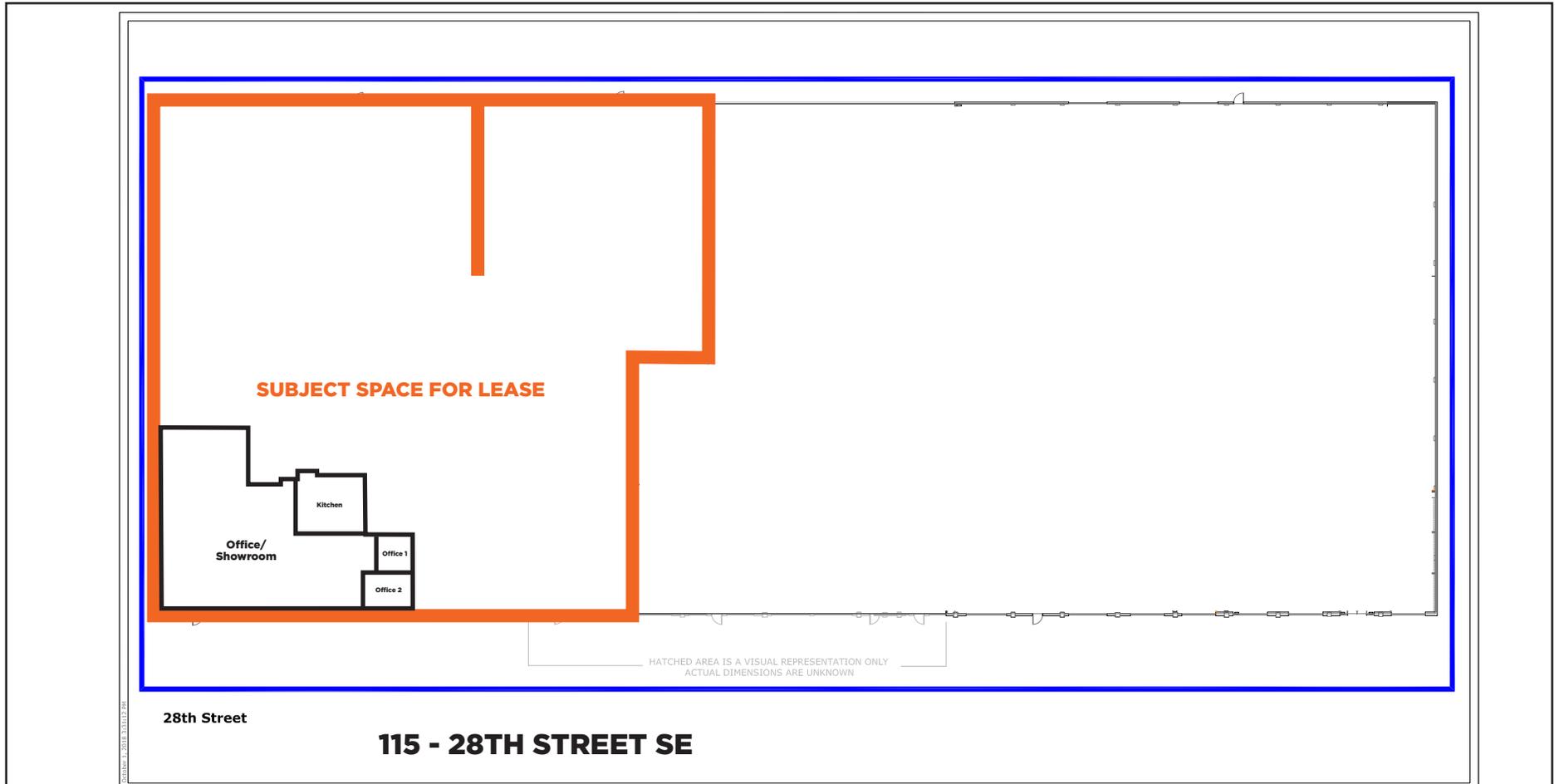
<b>Address:</b>	Unit 1, 115-28th Street SE
<b>District:</b>	Meridian
<b>Zoning:</b>	Industrial General (I-G)
<b>Year Built:</b>	1975
<b>Available Space:</b>	Office: ±3,600 SF Warehouse: 22,282 SF <b>Total Size: 25,882 SF</b>
<b>Clear Height:</b>	24 ft.
<b>Loading:</b>	4 Dock Doors
<b>Power:</b>	400A 208/120 Volt 3-Phase
<b>Base Rent:</b>	\$8.75 PSF
<b>Operating Costs:</b>	\$3.90 (est. 2024)
<b>Availability:</b>	30 days (Negotiable)



# INTERIOR FEATURES // Unit 1, 115-28th Street SE

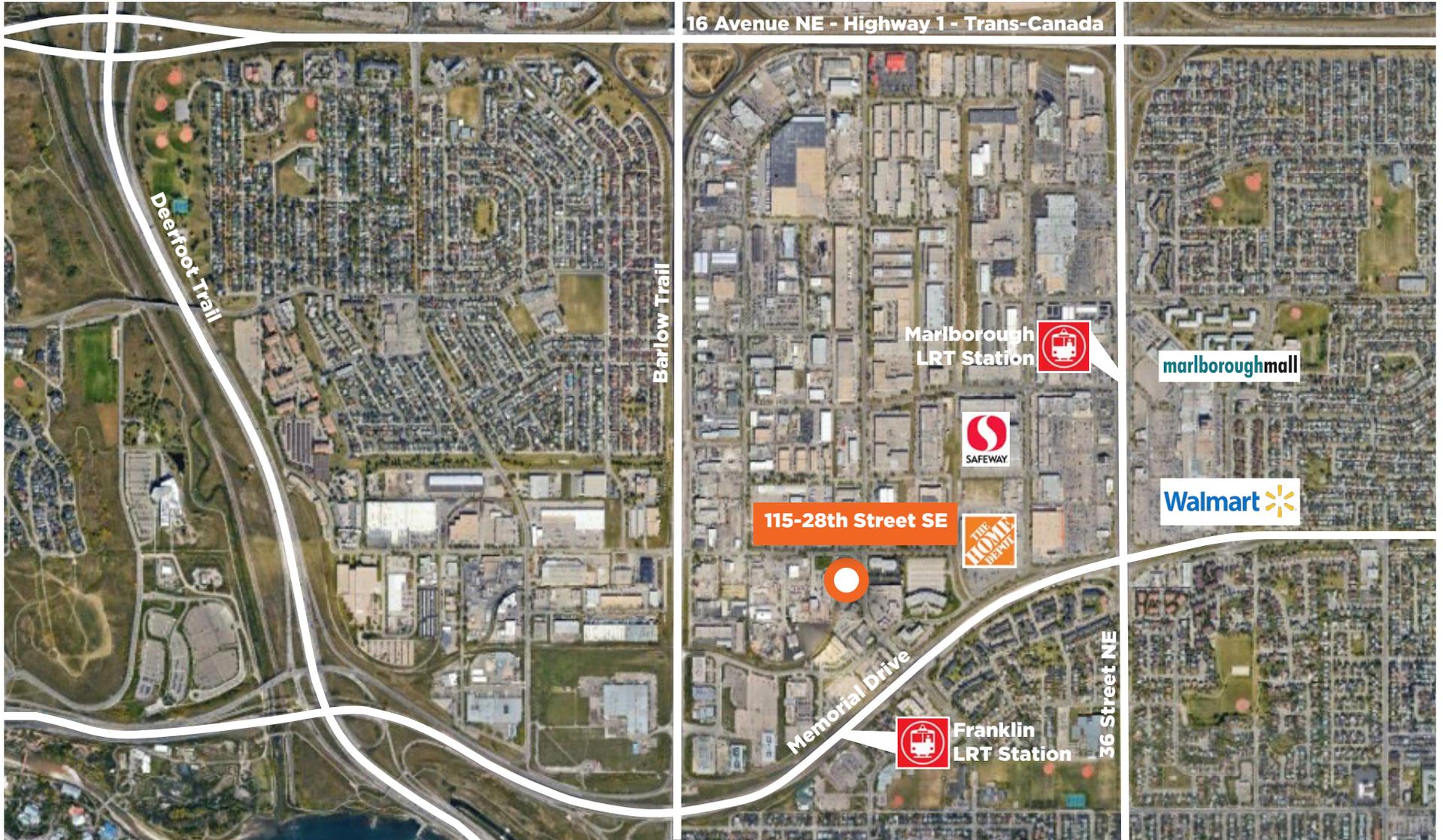


# SITE PLAN



While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.

# LOCATION



**Drive Times:**

Deerfoot Trail SE: **3 minutes**  
Trans-Canada Hwy: **3 minutes**

Barlow Trail: **3 minutes**  
Stoney Trail: **7 minutes**

Calgary Airport: **12 minutes**  
Calgary Downtown: **8 minutes**



**Jeff Keet** Senior Vice President | Associate  
403.519.9618 | [jkeet@cdnglobal.com](mailto:jkeet@cdnglobal.com)

**Paul Cunningham** Vice President | Associate  
403.714.2803 | [pcunningham@cdnglobal.com](mailto:pcunningham@cdnglobal.com)

This communication is intended for general information only and not to be relied upon in any way. Consequently, no responsibility or liability whatsoever can be accepted by CDNGLOBAL for any loss or damage resulting from any use of, reliance on or reference to the contents of this document, including hypertext links to external sources. In addition, as a general communication, this material does not necessarily represent the view of CDNGLOBAL in relation to particular properties or projects. This communication is not intended to cause or induce breach of any agency agreement. Reproduction or distribution of this communication in whole or in part is not allowed without prior written approval of CDNGLOBAL.

CDN Global Advisors Ltd. 736 6th Ave SW, Suite 1010  
Calgary, Alberta T2P 3T7 [www.cdnglobal.com](http://www.cdnglobal.com)

**CDNGLOBAL**<sup>®</sup>  
Commercial Real Estate Advisors