

// **12,415 sq ft on 2 Acres**
Freestanding Building

FOR LEASE

2612 – 26 Street NE, Calgary, AB



Jeff Keet B.COMM Senior Vice President | Associate
403.519.9618 | jkeet@cdnglobal.com

Paul Cunningham Vice President | Associate, Industrial Sales & Leasing
403.714.2803 | pcunningham@cdnglobal.com

CDNGLOBAL[®]
Commercial Real Estate Advisors

PROPERTY HIGHLIGHTS



PROPERTY DETAILS

- 12,415 sq ft Freestanding building on 2.00 Acres.
- 10,000 CFM make-up air unit.
- Paved and fenced site.
- 7 drive-in doors, sump in shop.
- Large bonus mezzanine (1,038 SF).
- Quality showroom with natural light.
- Close proximity to Sunridge Mall, restaurants, fitness and other amenities.
- Quick access to Sunridge Blvd NE, Barlow Tr NE and Deerfoot Tr NE.
- Sublease expiration date: June 29, 2027.
- **Landlord open to headlease extension or direct headlease with approved tenant.**

PROPERTY OVERVIEW

Address:	2612 - 26 Street NE, Calgary, AB
District:	Sunridge Business Park
Size:	Showroom/Office: ±4,374 sq ft
	Shop/Warehouse: ± 8,041 sq ft
	TOTAL: ± 12,415 sq ft
	Bonus Mezzanine: ± 1,038 sq ft
Lot Size:	2.00 Acres
Zoning:	Industrial Commercial (I-C)
Loading:	7 Drive-in Doors (12'W x 14'H)
	1 Drive-in Door (12' x 12')

Clear Height:	18' clear
Power:	240V 200A
Base Rent:	Market
Operating Costs:	Self Managed
Property Tax (Est. 2025):	\$ 89,320.00 annually
Insurance:	\$ 4,238.00 (2025)
Availability:	Immediate
Sublease Term:	June 29, 2027 (expiry)
Lease Term Extension:	Negotiable

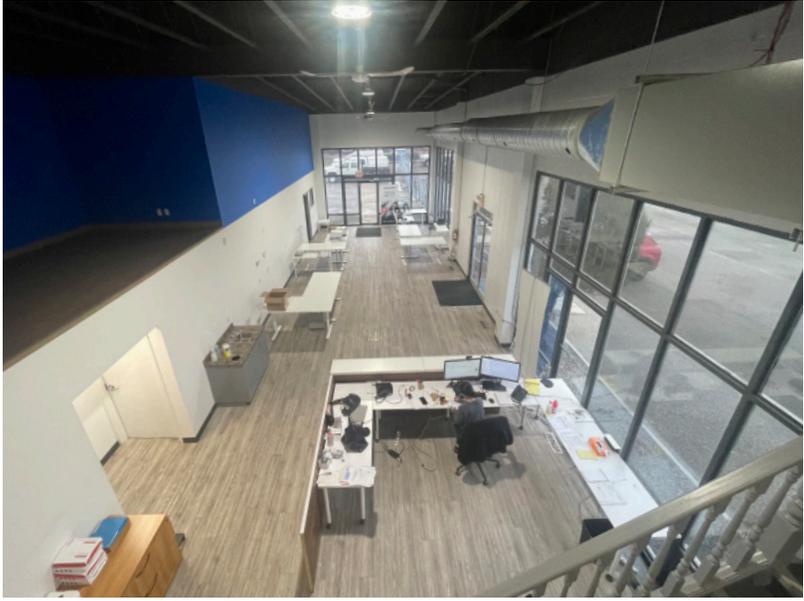
PHOTO GALLERY



// Warehouse and shop area photos; bottom right, paved yard on 2.0 acres.



PHOTO GALLERY

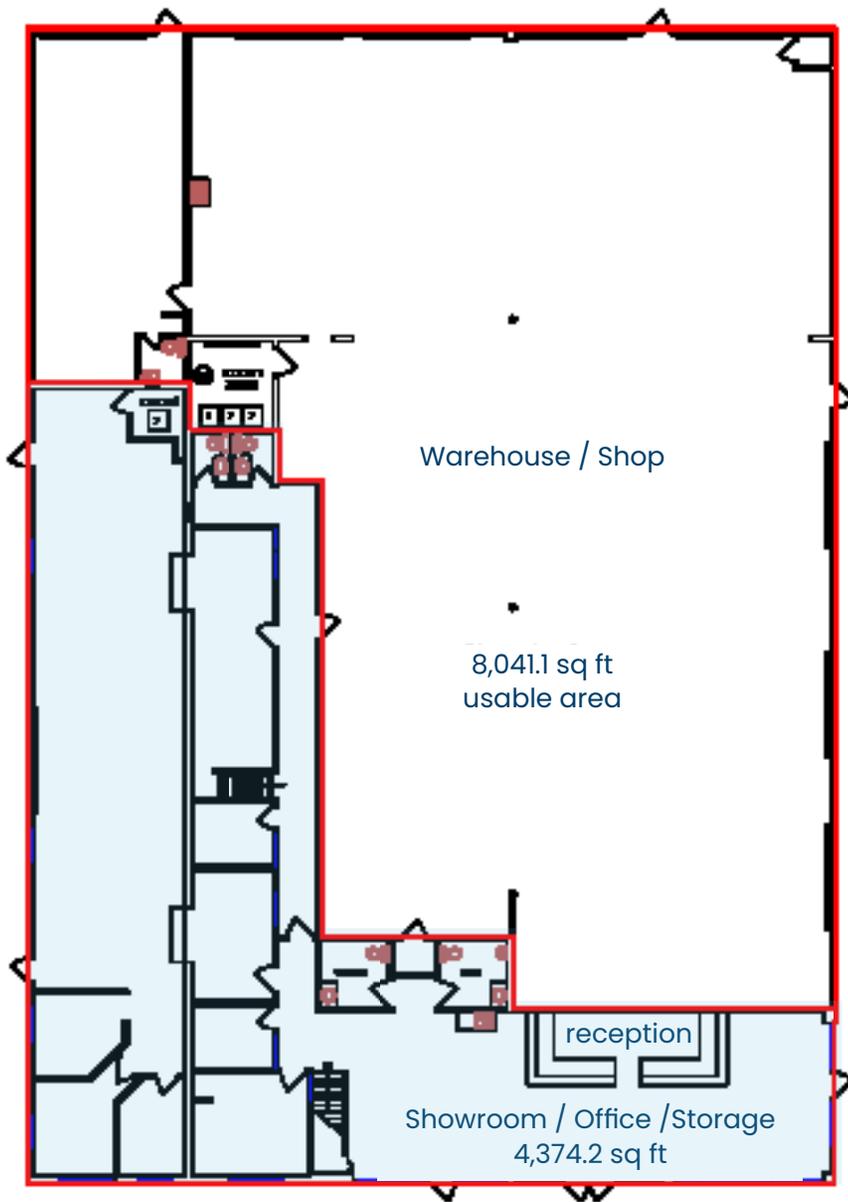


// Office and main floor photos, reception with staircase, interior office spaces.

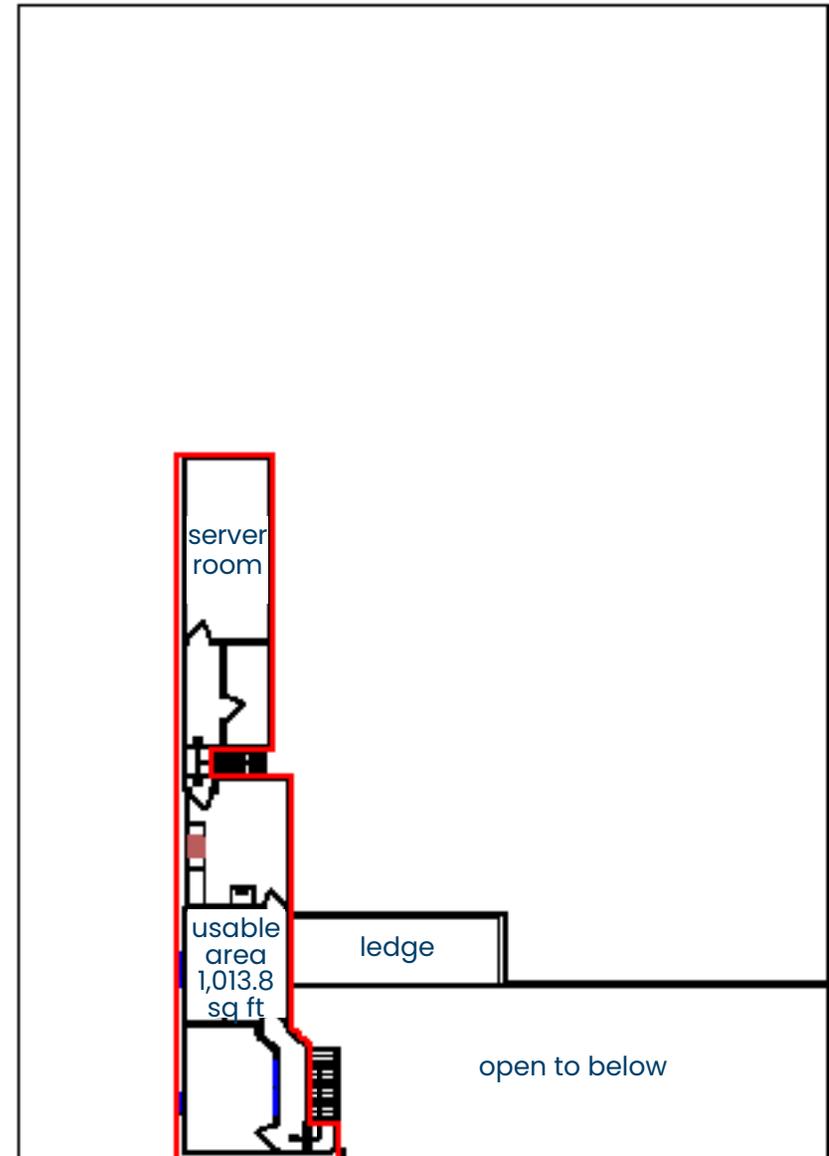


FLOOR PLANS

Main Floor



Mezzanine / Second Floor



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

Located in NE Calgary, with convenient access to major thoroughfares, Deerfoot Trail NE, Barlow Trail NE, 16 Avenue NE, 32 Avenue NE and McKnight Blvd.

Landmarks within the immediate area include: **Peter Lougheed Centre, Sunridge Mall, Costco and Superstore.**



Drive Times:

Deerfoot Trail: 8 minutes

Downtown: 15 minutes

Calgary Airport: 15 minutes

Nearby Amenities

Easy accessibility to:



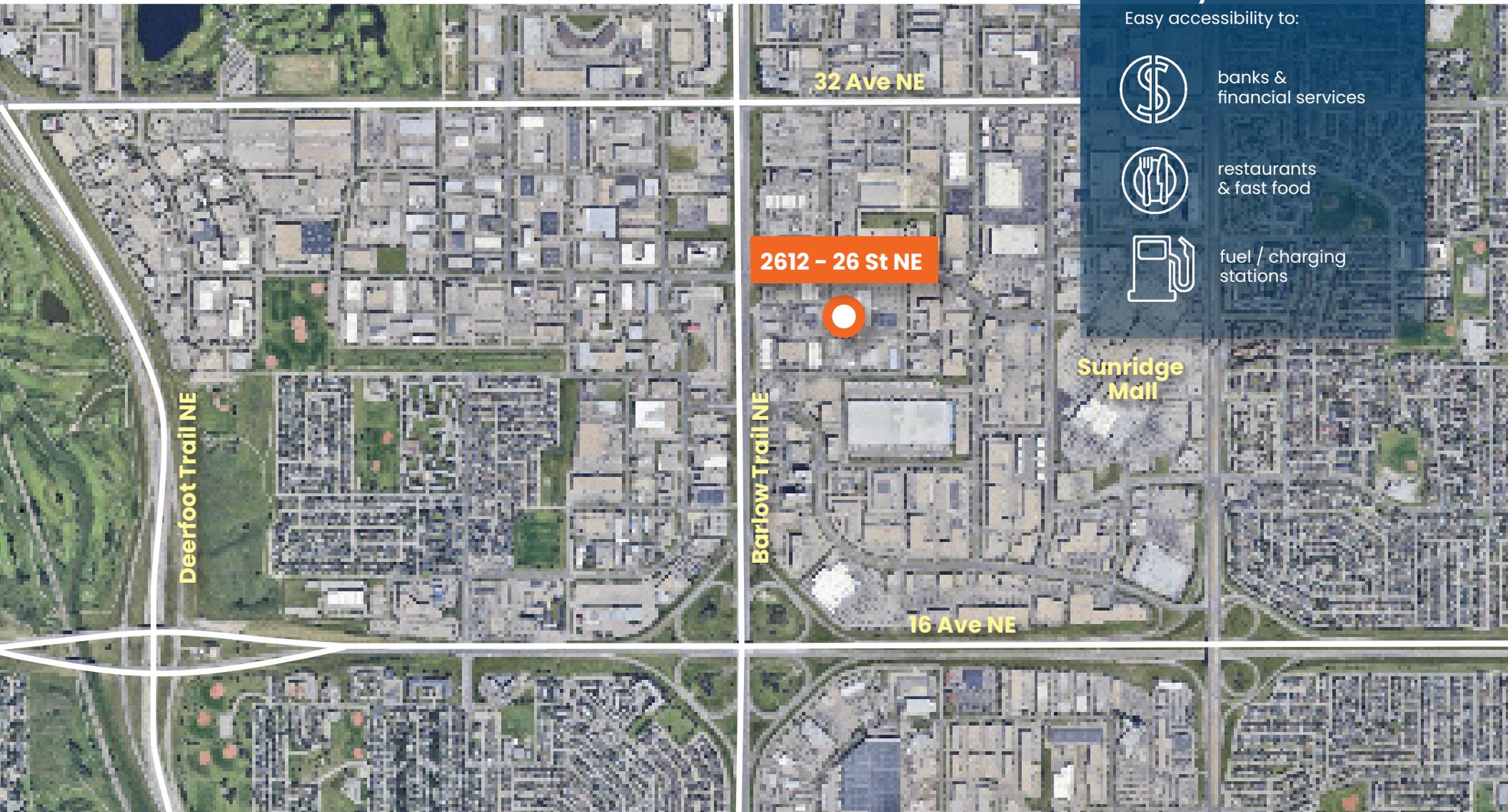
banks & financial services



restaurants & fast food



fuel / charging stations



CONTACT



Jeff Keet B.COMM Senior Vice President | Associate
403.519.9618 | jkeet@cdnglobal.com

Paul Cunningham Vice President | Associate, Industrial Sales & Leasing
403.714.2803 | 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.