

FOR LEASE

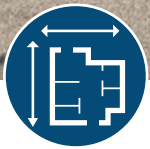
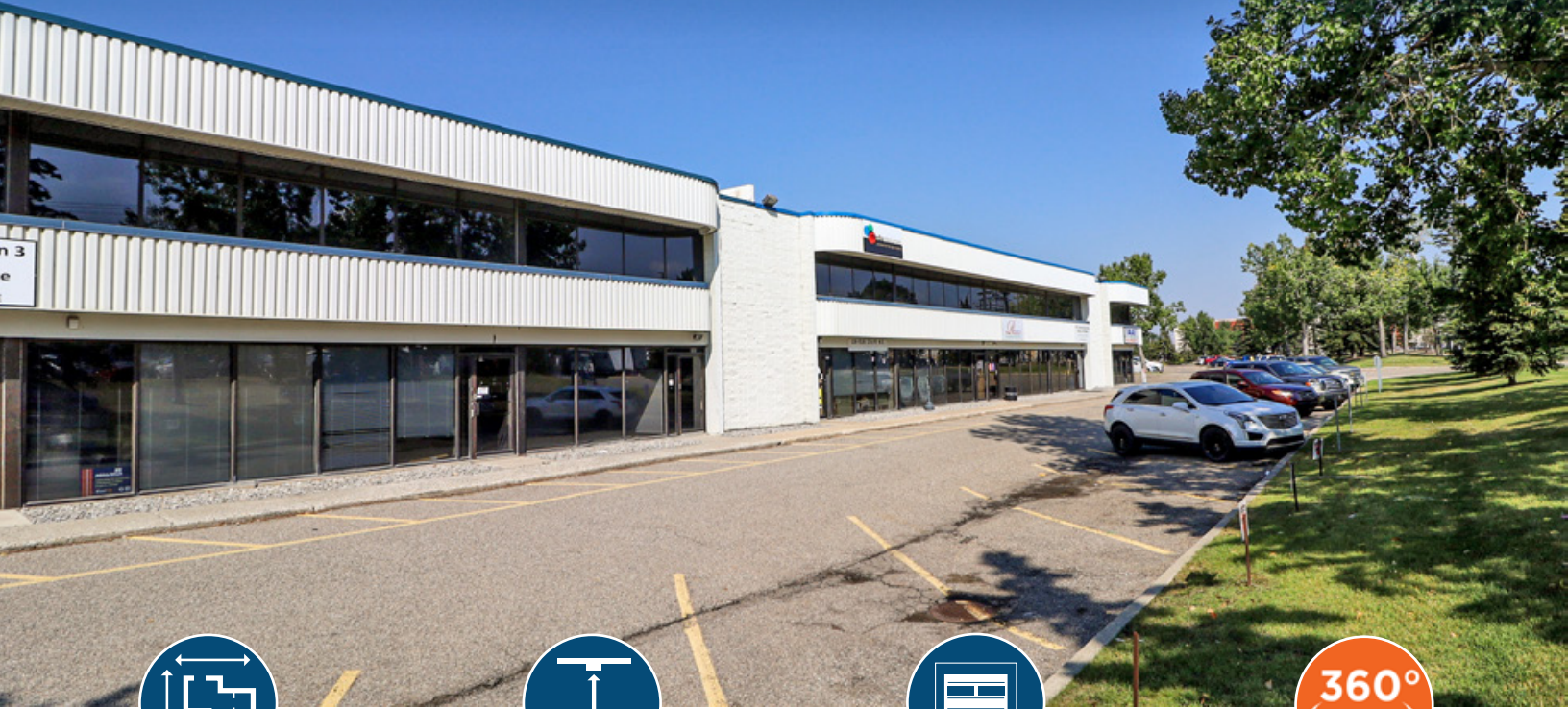
CDNGLOBAL®

Unit 126

1530 - 27 Avenue NE

Calgary, AB

6,498 SF Industrial Space
with Flex space & Drive-in door



6,498 SF
SIZE



19'2"
CLEAR HEIGHT



1 Drive-in
LOADING



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VIRTUAL TOUR

LEASE DETAILS

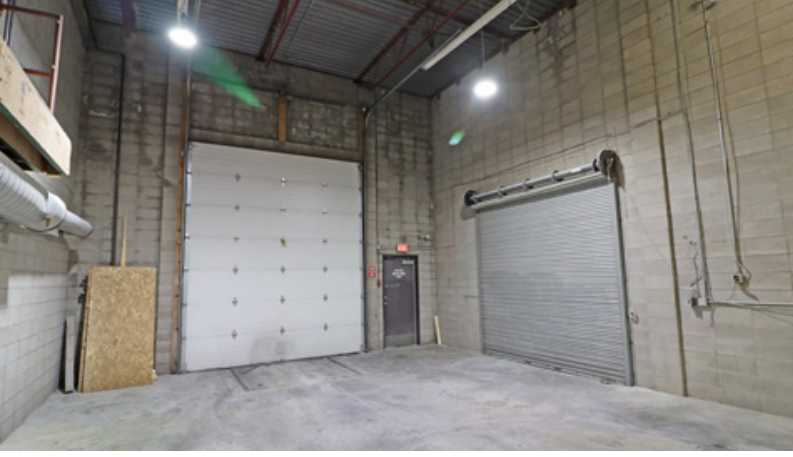
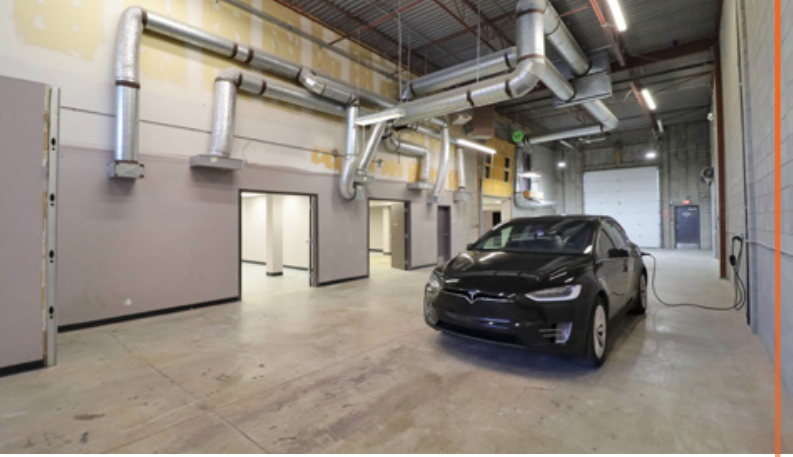
- ZONING:** (I-G) Industrial General
- DISTRICT:** South Airways
- SIZE BREAKDOWN:**

OFFICE:	405 SF
FLEX SPACE:	3,598 SF
WAREHOUSE:	2,495 SF
TOTAL:	6,498 SF
- LOADING:** 1 Drive-in door (12'w x 14')
- CLEAR HEIGHT:** 19'2" (TBV)
- POWER:** 100 Amps (TBV)
- LEASE RATE:** \$7.00 PSF
- OPERATING COSTS (EST. 2023):** \$6.47 PSF
* Electricity & Gas to be placed in Tenant's possession
- AVAILABILITY:** Immediate

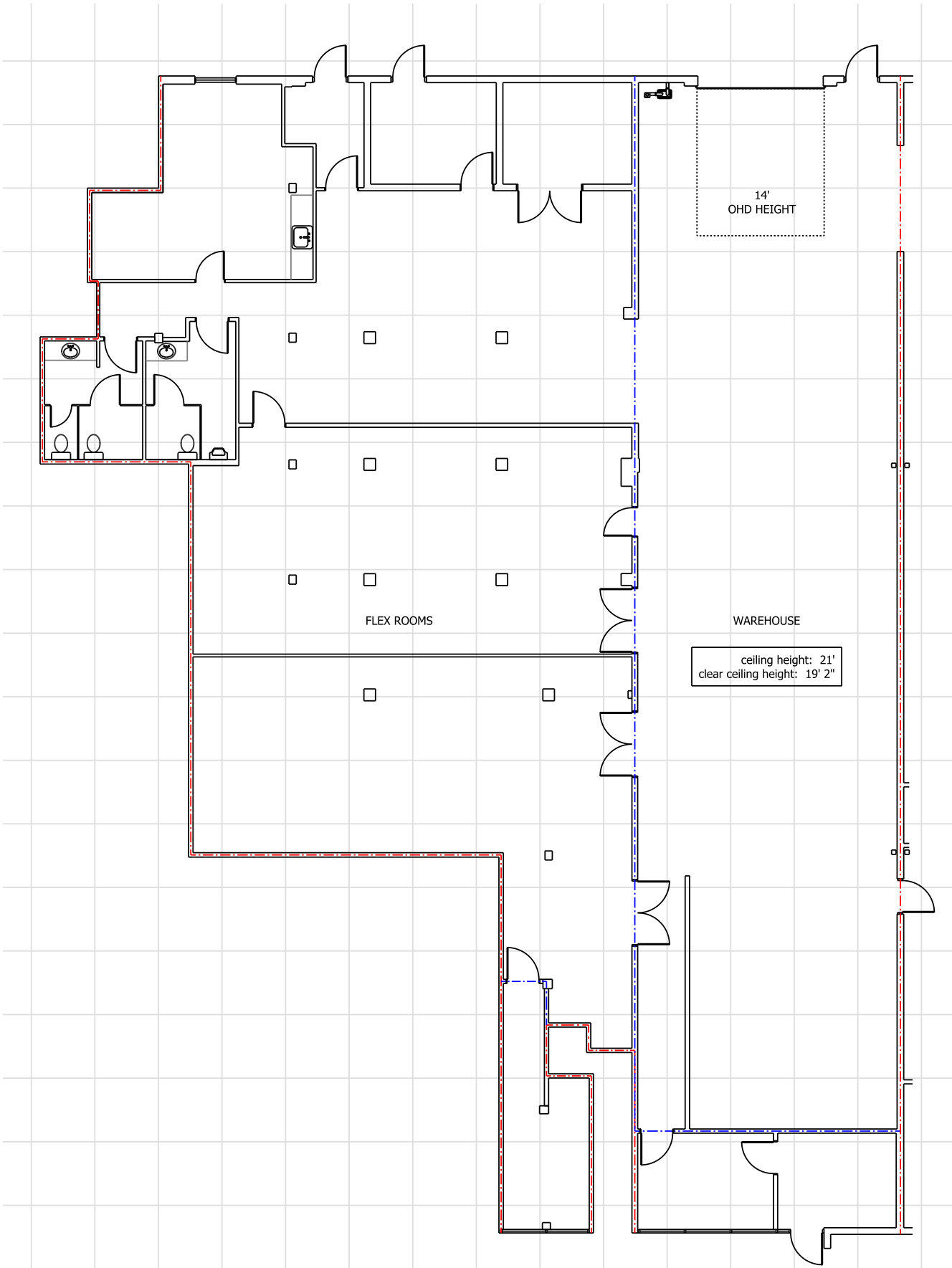
PROPERTY DETAILS

- Industrial bay with flex space and office area
- Office consist of front reception area, lunchroom, and two washrooms
- Three large flex space rooms (total 3,598 SF)
- Ventilation system infrastructure in place
- One drive-in door loading at warehouse (12' w x 14'h)
- 19'2" Ft clear height at warehouse (TBV)
- Drain in warehouse
- Close proximity to 32 Avenue NE and easy access Deerfoot Trail NE

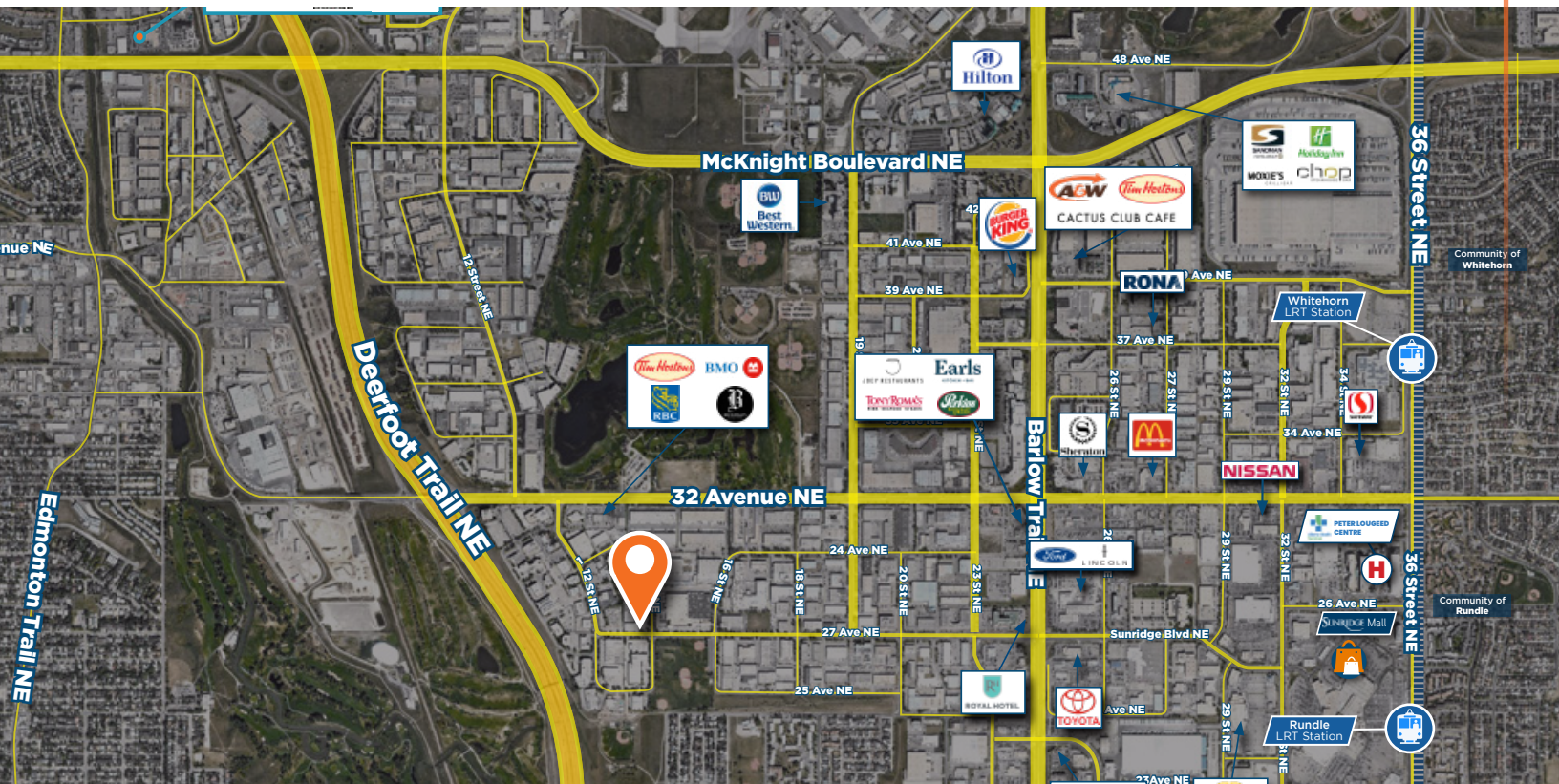
PICTURES



FLOOR PLAN



PROPERTY LOCATION



LEAD BROKER

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The particulars are submitted to the best of our knowledge and are subject to change without notice. CDNGLOBAL does not assume responsibility for any errors or omissions.

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