

Small Bay Industrial
Short-term
// 3,007 SF

FOR SUBLEASE

1925 39 Ave NE, Bay 2, Calgary, AB



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PROPERTY HIGHLIGHTS



- 3,007 square foot industrial bay situated in a convenient location near the intersection of 19 Street NE and 39 Avenue NE
- Inviting front reception area with two private offices and two washrooms
- Secure, fenced building complex
- LED lighting in the warehouse
- Easily accessible from major thoroughfares such as McKnight Boulevard NE, 32 Avenue NE, Barlow Trail NE, and Deerfoot Trail NE
- Ideal for small-scale industrial operations
- **Head Lease wrap option available**

PROPERTY OVERVIEW

Address:	1925 39 Ave NE, Bay 2
District:	South Airways
Zoning:	Industrial General (I-G)
Year Built:	1980
Total Square Footage:	3,007 SF
Site Area:	0.59 Acres
Clear Height:	20'
Loading:	1 Drive-in (12'w x 14'h)
Power:	100 Amps (TBV)
Net Rent:	Contact Agent
Availability:	Immediate



INTERIOR FEATURES // 1925 39 Ave NE, Bay 2



Features:

// Top images are of the office space.



// Bottom images of shop.

LOCATION

Located in NE Calgary, South Airways Industrial district, with convenient access to major thoroughfares for shipping and distribution.



Nearby Amenities

Easy accessibility & close proximity to:



banks & financial services



restaurants & fast food



fuel / charging stations



Prime Industrial Park location



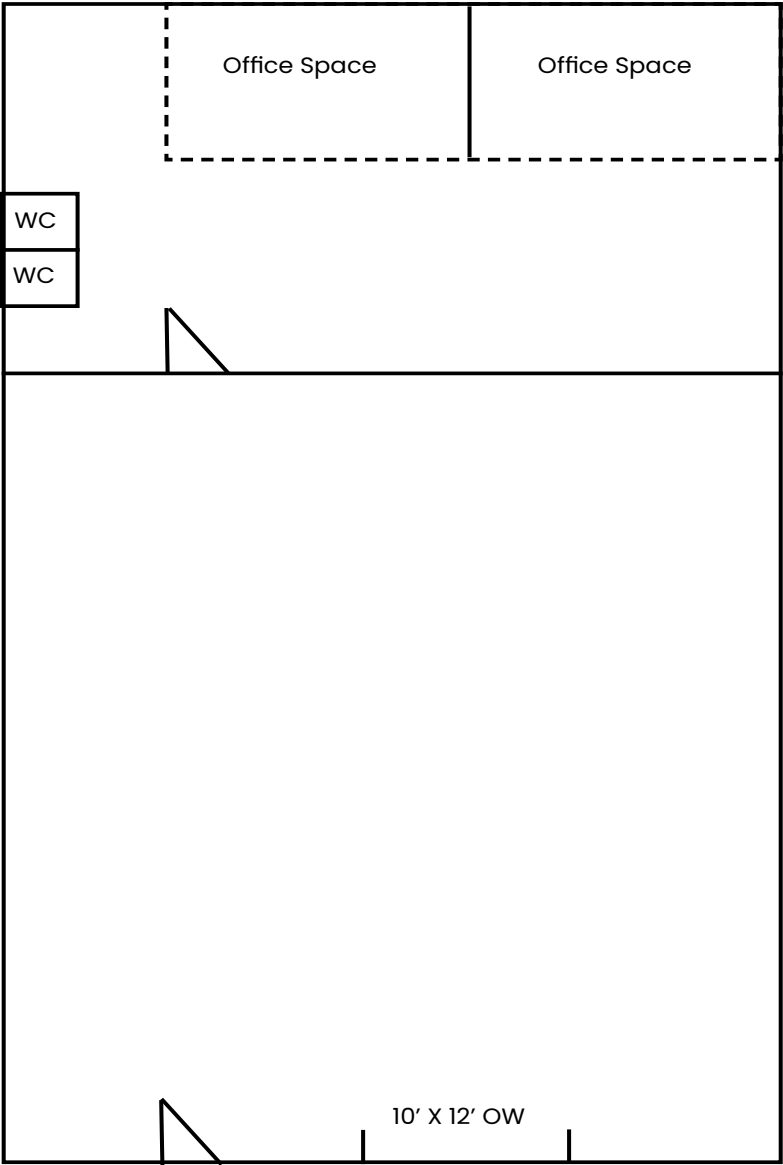
Drive Times:

Deerfoot Trail SE: **5 minutes**
Glenmore Trail: **18 minutes**

Stoney Trail: **15 minutes**
Barlow Trail: **4 minutes**

Calgary Airport: **10 minutes**
Calgary Downtown: **15 minutes**

FLOOR PLANS



*Drawing not to scale.

Warehouse (main floor)

Total floor plan area is 3,007 sq ft.



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