

NORTHEAST INDUSTRIAL BAY

// 6,400 SF with exposure to 19 Street NE

FOR SUBLEASE

3677 19 Street NE, Calgary, AB



Lead Broker

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PROPERTY HIGHLIGHTS // 3677 19 Street NE



District:	North Airways Industrial	
Zoning:	I-G (Industrial General)	
Square Footage Breakdown:	Office:	± 1,000 SF
	Warehouse:	± 5,400 SF
	Total:	6,400 SF
	Bonus Mezzanine:	± 820 SF
Clear Height:	20'	
Loading:	1 Drive-in Door (12'w x 16'h)	
Power:	100 Amps (TBV)	
Sublease Rate:	Call listing agent	
Operating Costs (Est. 2024):	\$4.33 PSF	
Sublease Term:	April 29, 2027	
Availability:	July 1, 2025	

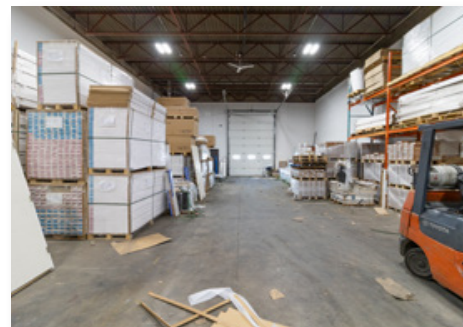
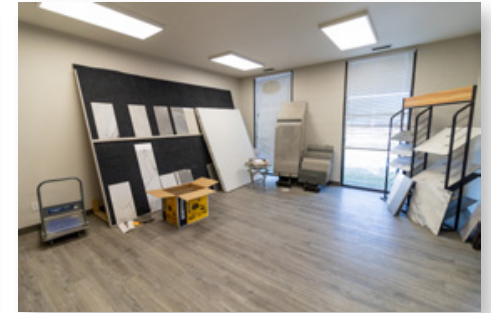
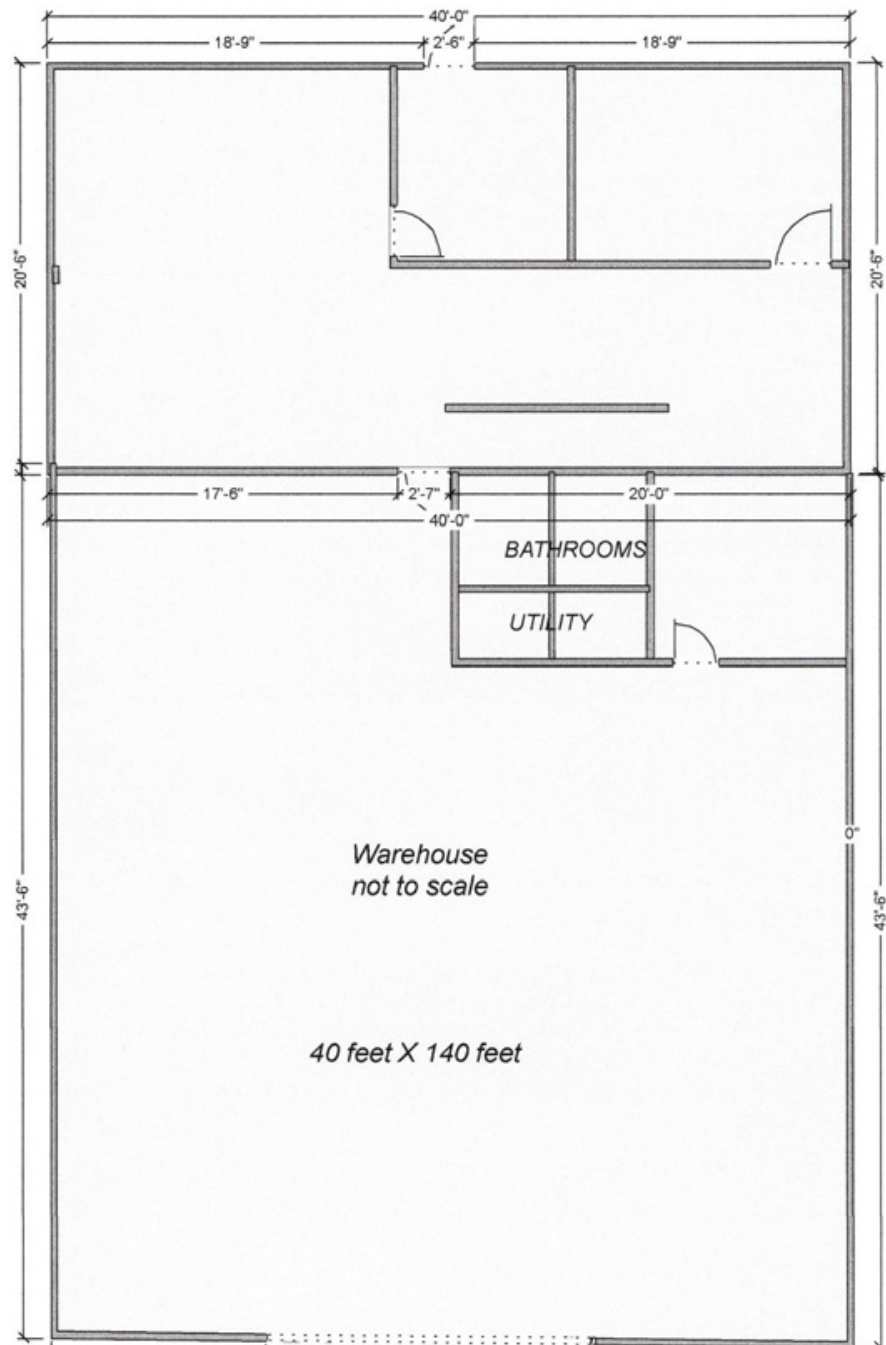
FOR SUBLEASE | 3677 19 Street NE

PROPERTY OVERVIEW

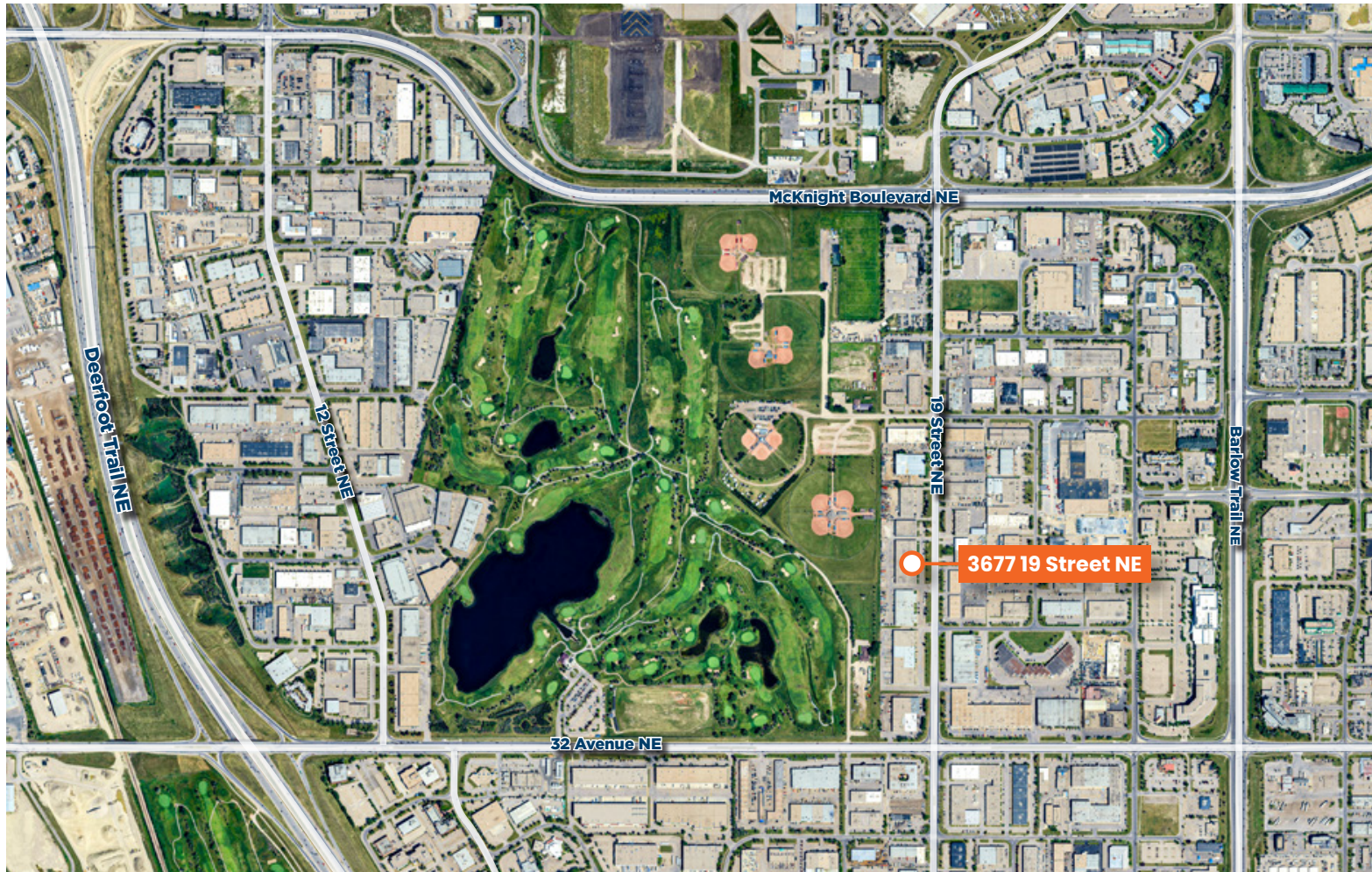
- Industrial bay with direct exposure to 19th Street NE
- Main floor office layout consist of front showroom/reception area, two private offices, two washrooms and one warehouse office
- Quality bonus mezzanine (free of charge), which consists of a large bullpen area, two private offices, kitchenette, and one washroom
- Wide and functional warehouse (Approx. 40' wide x 140' depth)
- Nearby to several restaurants, cafes, and other retailers by 32 Avenue NE
- Bus transportation on 19 Street NE and 32 Avenue NE
- Close proximity to 19 Street NE, 32 Avenue NE, McKnight Boulevard NE, and Deerfoot Trail NE



FLOOR PLAN & PICTURES // 3677 19 Street NE



LOCATION // 3677 19 Street NE



Drive Times:

Deerfoot Trail NE: **3 minutes**

Calgary Airport: **10 minutes**

Downtown Calgary **10 minutes**

Nearby Amenities

Easy accessibility & close proximity to:



Close proximity to McKnight Boulevard and Deerfoot Trail NE



Bus Routes on 19 Street NE and 32 Avenue NE



Ample of restaurants & fast food



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