

**NORTHEAST INDUSTRIAL BAY // 2,430 SF**



# FOR LEASE

**3611 27 Street NE, Bay 3  
Calgary, AB**

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# PROPERTY DETAILS



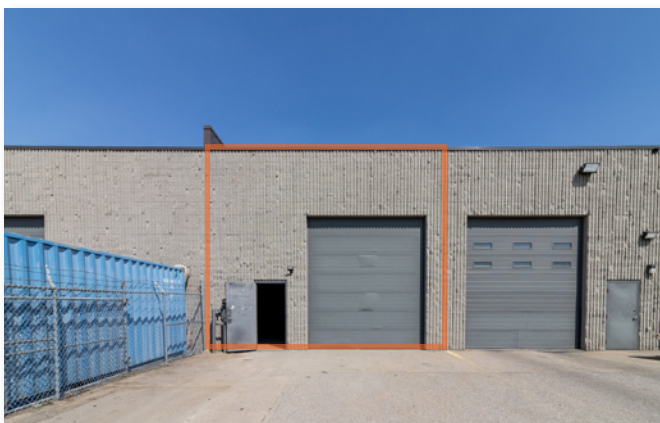
## PROPERTY OVERVIEW

District:	Horizon Industrial
Zoning:	I-G (Industrial General)
Square Footage Breakdown:	
Office:	± 371 SF
Warehouse	± 2,059 SF
Total:	<b>2,430 SF</b>
Bonus Mezzanine:	± 371 SF
Clear Height:	18'2"
Loading:	1 Drive-in Door (12'w x 14'h)
Power:	100 Amps (TBV)
Lease Rate:	\$13.00 PSF
Operating Costs:	\$7.68 PSF (Est. 2025)
Availability:	Immediate

## PROPERTY OVERVIEW

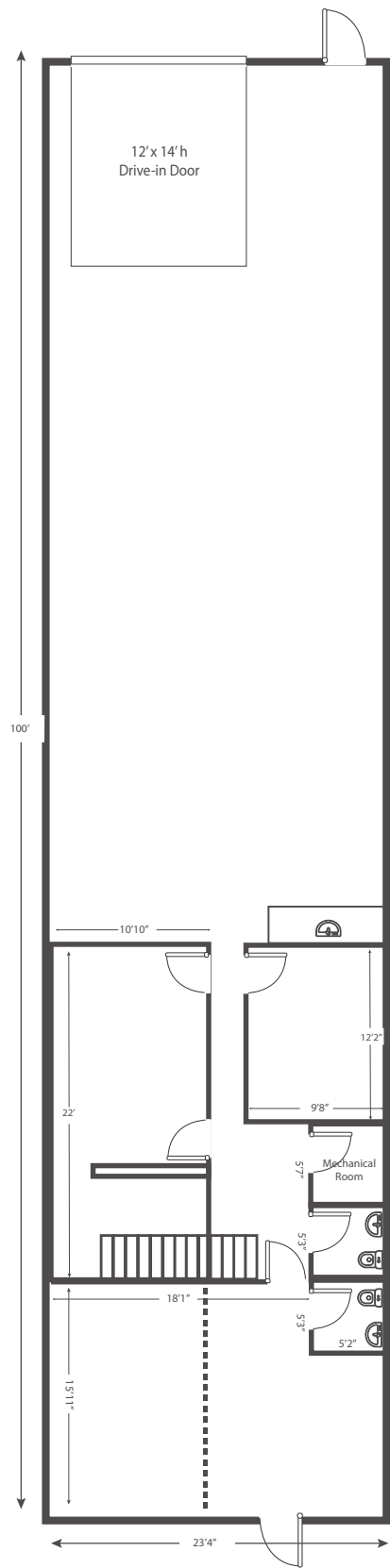
- Industrial bay with drive-in loading
- Main floor office layout consist of front showroom/reception area, and two washrooms
- 371 SF bonus mezzanine
- Sump in warehouse
- Two reserved parking stalls at the front and two reserved parking stalls at the rear – ample street parking
- Nearby to several restaurants, cafes, and other retailers by 32 Avenue NE
- Bus transportation on 32 Avenue NE
- Close proximity to Barlow Trail NE, 32 Avenue NE, McKnight Boulevard NE, and Deerfoot Trail NE

# PROPERTY PICTURES

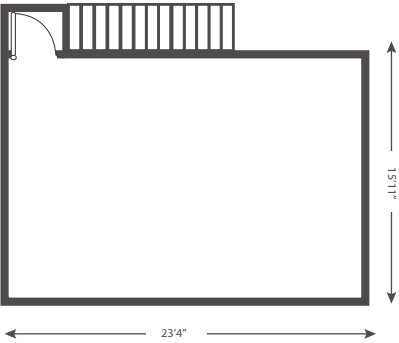


# FLOOR PLAN

Main Floor



Mezzanine Floor



\*Floor plan not to scale; measurements are only approximations



# LOCATION



## Drive Times

Deerfoot Trail NE	<b>7 minutes</b>
Calgary Airport:	<b>12 minutes</b>
Downtown Calgary:	<b>14 minutes</b>

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