

Industrial Space for Lease 2013/2015 – 39th Avenue NE

PRESTIGE
COMMERCIAL GROUP

RE/MAX
COMMERCIAL®

Rethinking Commercial Real Estate



YOUR
COMPANY
SIGN

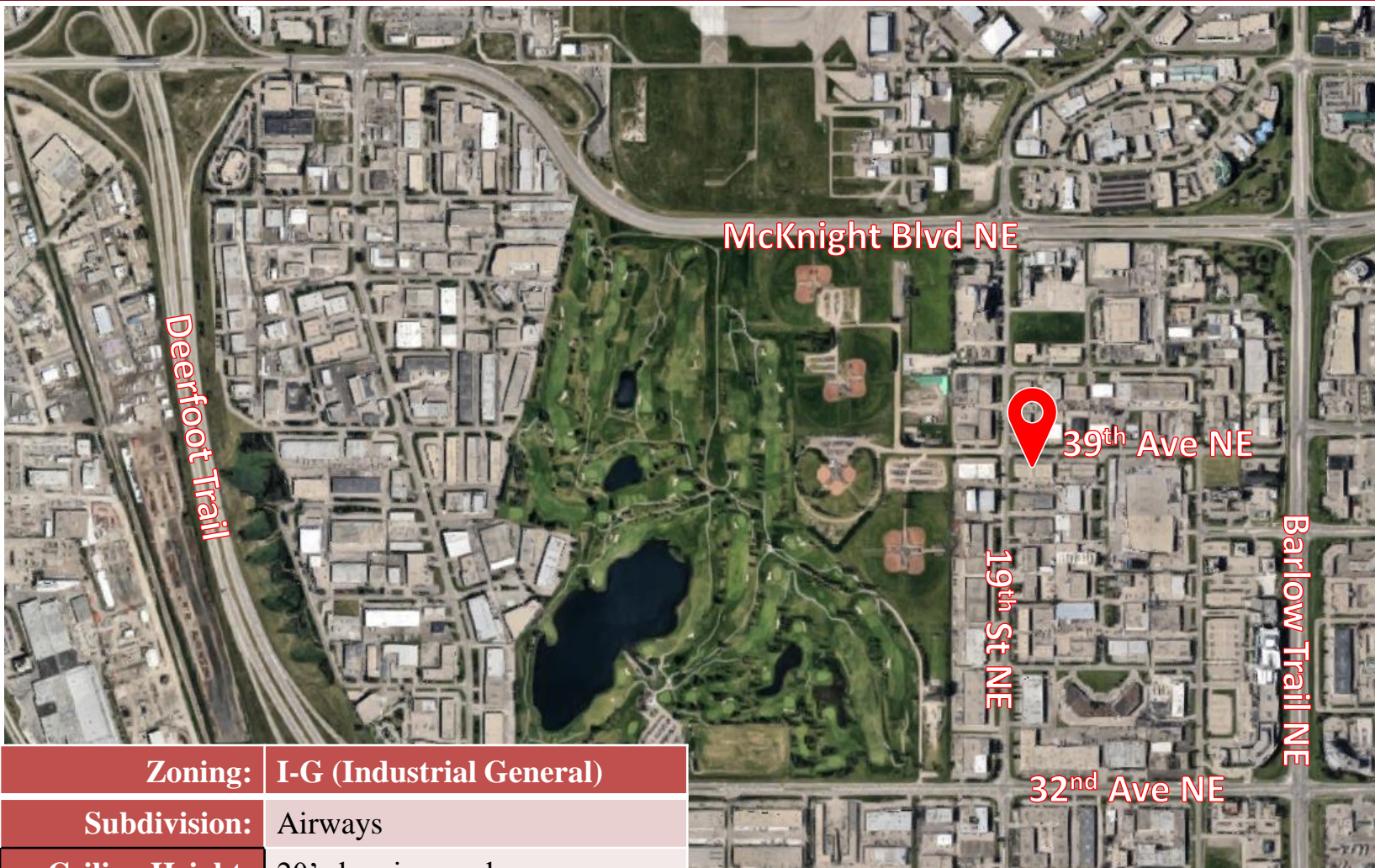
This brochure is intended for information purposes only and should not be relied upon for accurate factual information by the recipient hereof. The information contained herein is based on information which Prestige Commercial deems reliable. However, Prestige Commercial assumes no responsibility for the degree of accuracy such information, nor does Prestige Commercial represent or warrant information contained herein. Recipient should conduct their own investigation to determine the accuracy of information contained herein. The information herein is subject to change without notice.

Kimberly Kimball, Senior Associate

403-701-0459

kimberly@kimballcommercialrealestate.com

2013/2015 – 39th Avenue NE



| | |
|-------------------------------------|---------------------------------|
| Zoning: | I-G (Industrial General) |
| Subdivision: | Airways |
| Ceiling Height: | 20' clear in warehouse |
| Power: | 200 Amps (tbv) |
| Loading: | 2 - Drive-In (12'x14') |
| Concrete Mezz: | 2,100± SqFt (at no charge) |
| 2nd Floor Office: | 1,500± SqFt |
| Showroom: | 3,600± SqFt |
| Warehouse: | 2,400± SqFt |
| Total Available: | 7,500± SqFt |
| Lease Rate: | \$14.00/SqFt (\$8,750/Mth) |
| Op. Cost: | \$6.70/SqFt (\$4,187.50/Mth) |
| Lease Term: | 5+ years |
| Availability: | January 2025 - Negotiable |

- Incredible opportunity with building and signage exposure on 19th Street NE.
- Large showroom, 2nd floor office, and a clean warehouse with 2 Drive-In doors.
- Bonus concrete mezzanine at no charge making usable area 9,600 square feet.
- Good truck loading and egress.
- Ample parking in front, behind bay or street
- Ideal for a clean tenant requiring showroom
- Currently occupied by a Place of Worship
- Located on 19th Street and 39th Avenue NE
- Quick access to 32nd Avenue, McKnight Blvd NE, and Deerfoot Trail.
- 15 minutes to downtown Calgary and 10 minutes to Calgary International Airport.

Kimberly Kimball, Senior Associate

403-701-0459

kimberly@kimballcommercialrealestate.com

2013/2015 – 39th Avenue NE

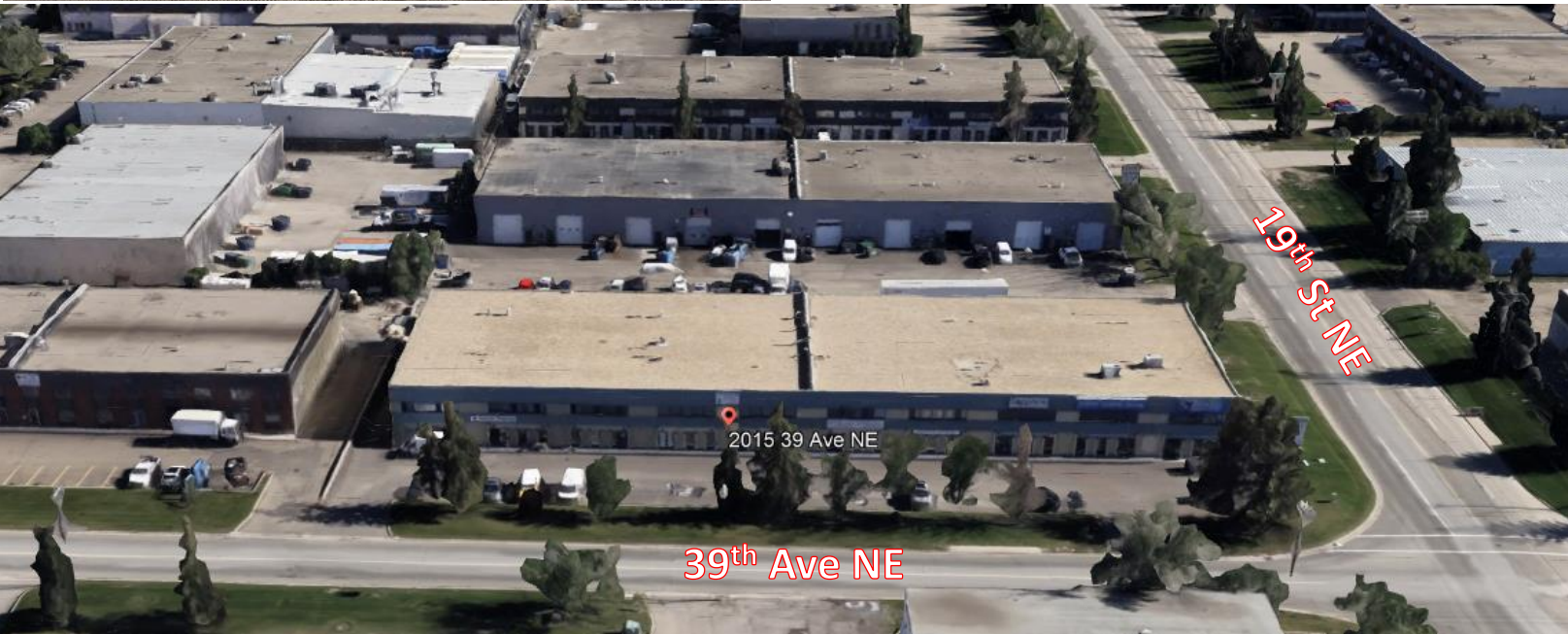


Kimberly Kimball, Senior Associate

403-701-0459

kimberly@kimballcommercialrealestate.com

2013/2015 – 39th Avenue NE



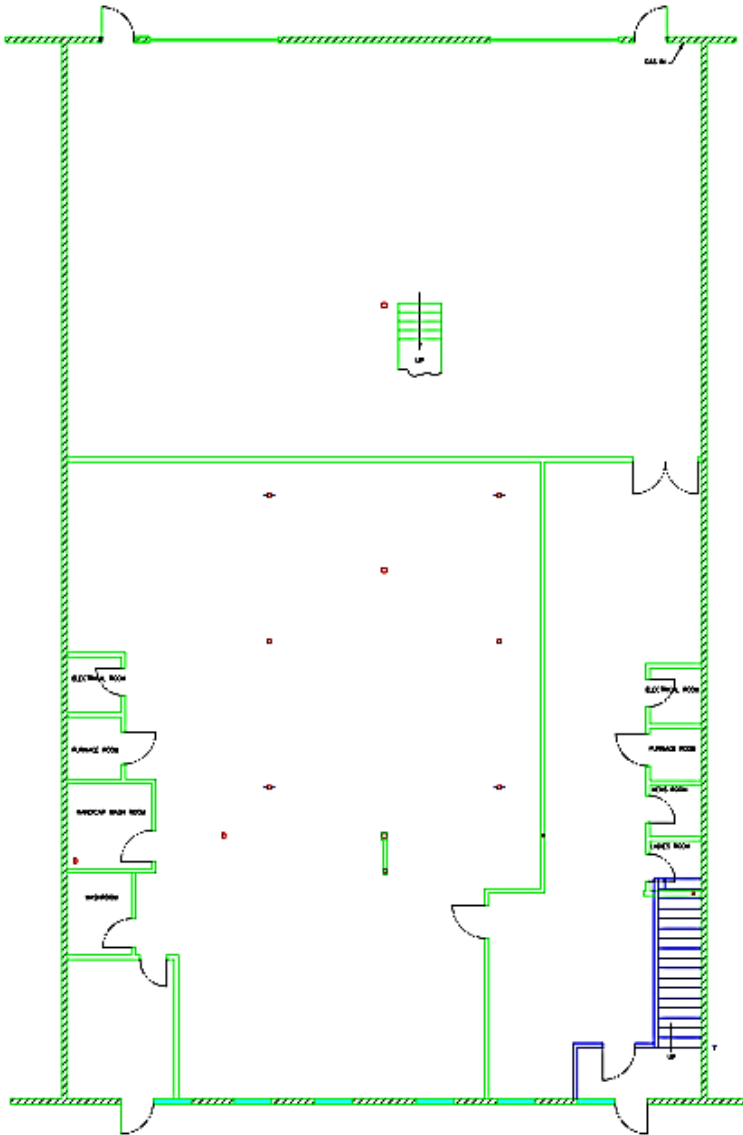
Kimberly Kimball, Senior Associate

403-701-0459

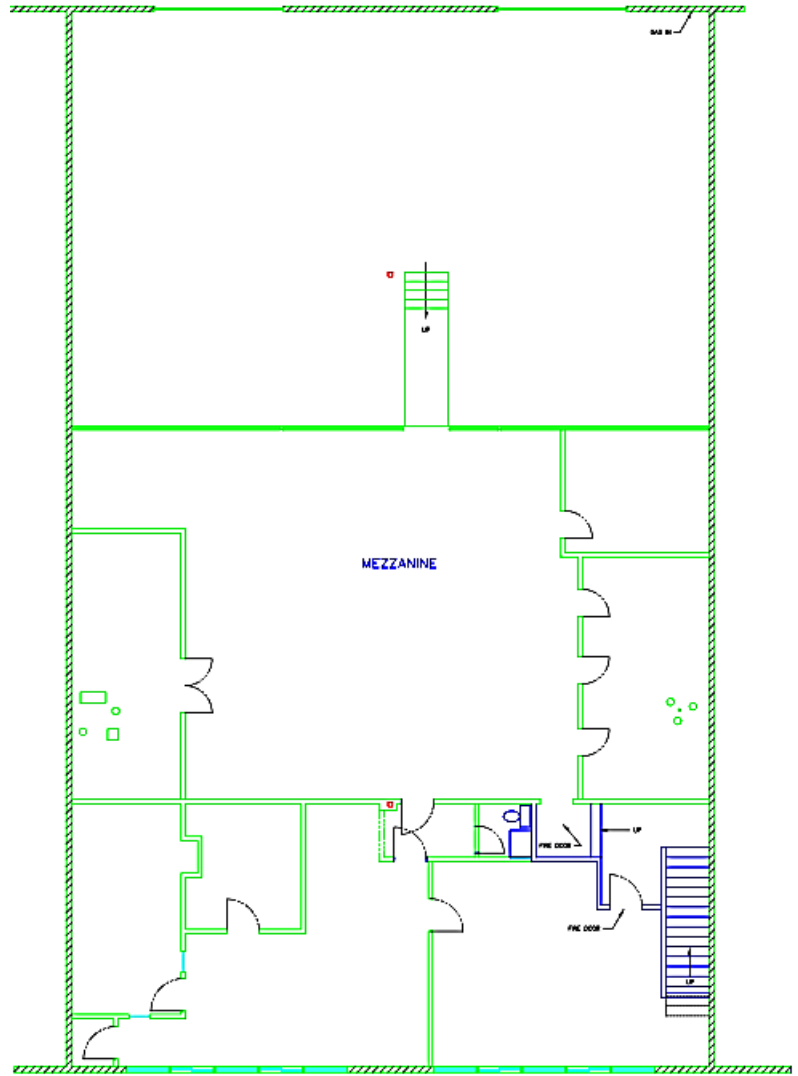
kimberly@kimballcommercialrealstate.com

2013/2015 – 39th Avenue NE

FLOOR PLAN



MAIN FLOOR



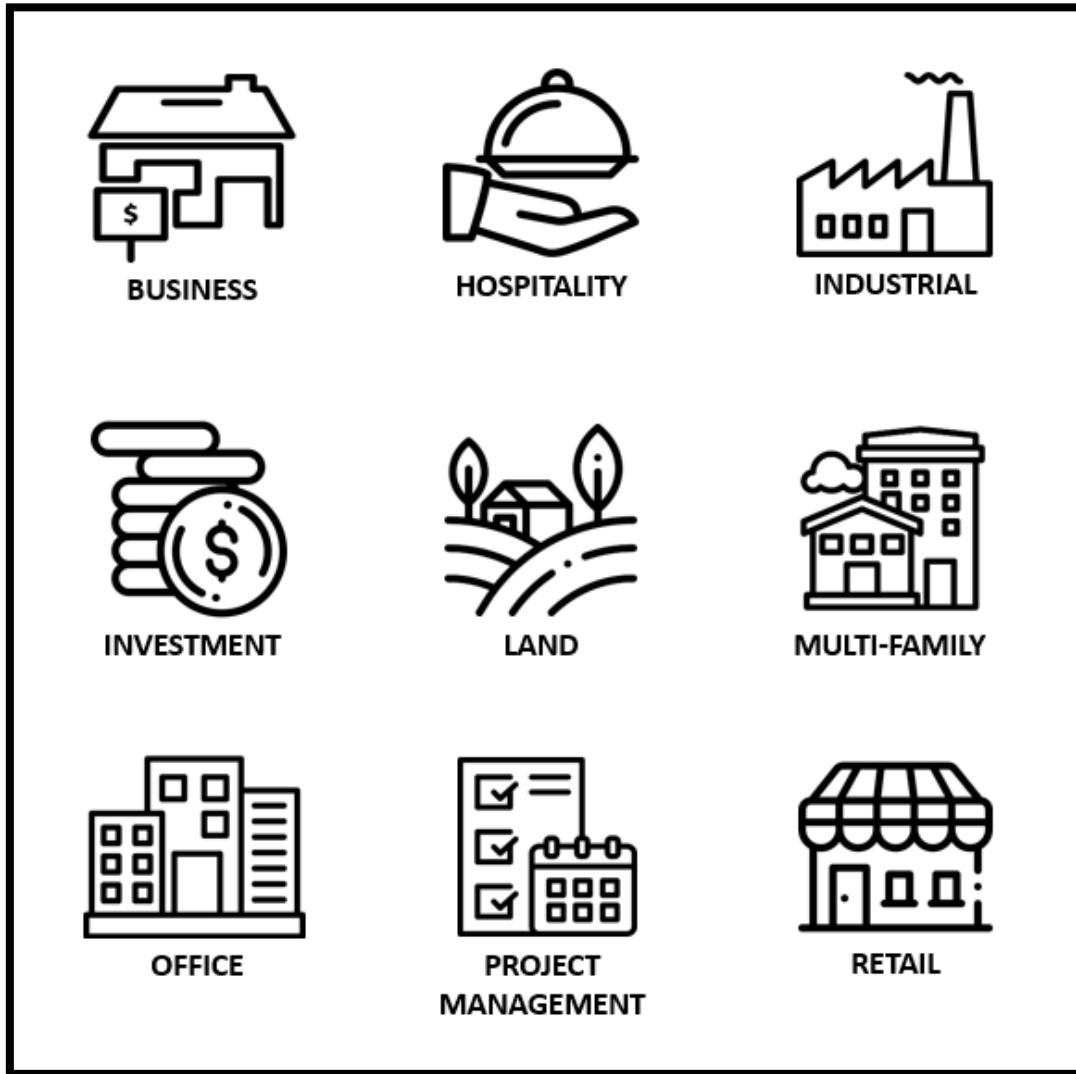
MEZZANINE / 2ND FLOOR

Floor plans may not be exactly as illustrated and are subject to change.

Kimberly Kimball, Senior Associate

403-701-0459

kimberly@kimballcommercialrealestate.com



11450 – 29th Street SE, Unit 201, Calgary, Alberta T2Z 3V5

This brochure is intended for information purposes only and should not be relied upon for accurate factual information by the recipient hereof. The information contained herein is based on information which Prestige Commercial deems reliable. However, Prestige Commercial assumes no responsibility for the degree of accuracy such information, nor does Prestige Commercial represent or warrant information contained herein. Recipient should conduct their own investigation to determine the accuracy of information contained herein. The information herein is subject to change without notice.

Kimberly Kimball, Senior Associate

403-701-0459

kimberly@kimballcommercialrealestate.com