

# 4216 12 Street NE, Unit 2

Calgary, Alberta

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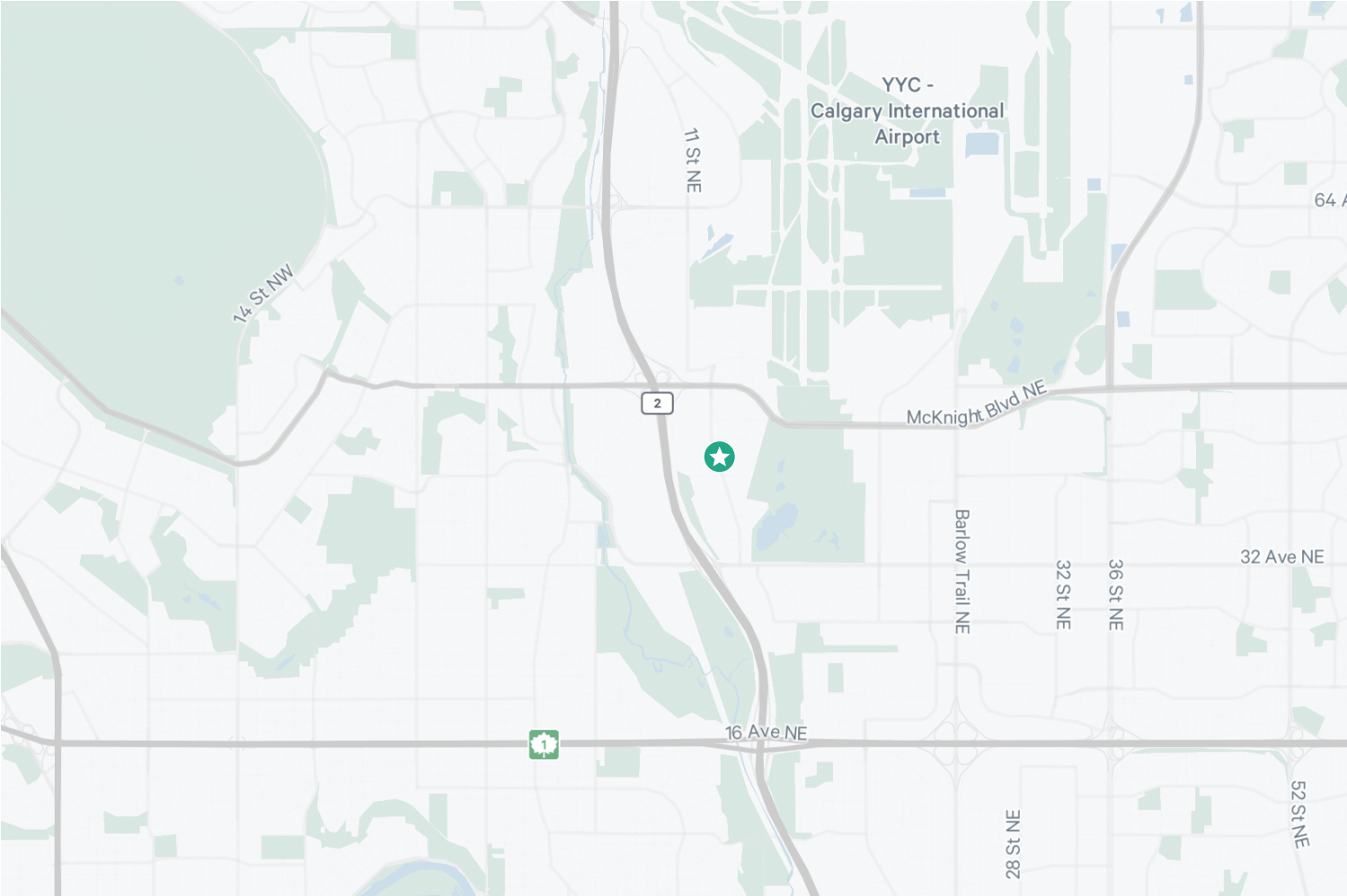
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±3,000 SF Warehouse Unit with Small Office Component



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Calgary, Alberta | T2E 6K9

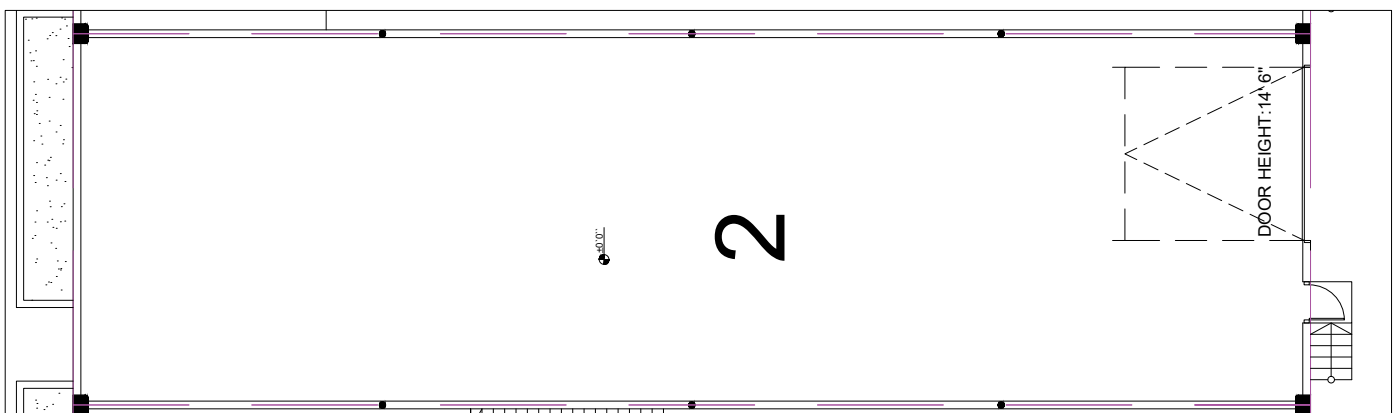


|                 |                          |           |
|-----------------|--------------------------|-----------|
| Rentable Area   | Office:                  | ±500 SF   |
|                 | Warehouse:               | ±2,500 SF |
|                 | Total Rentable Area:     | ±3,000 SF |
| Zoning          | I-G (Industrial-General) |           |
| Loading         | 1 x Dock                 |           |
| Ceiling Height  | 19'8"                    |           |
| Power           | 100 Amp (TBV)            |           |
| Operating Costs | \$6.50 PSF               |           |
| Lease Rate      | \$13.00 PSF (Year 1)     |           |
| Availability    | October 1, 2025          |           |



## Property Highlights

- + ±3,000 SF unit with dock loading and a small office space, ideal for distribution or storage tenancies
- + Ample marshalling area for trailer access
- + Pylon signage opportunities available, visible to 12 Street NE
- + Location is conveniently close to major transportation routes such as McKnight Blvd, Deerfoot Tr, and Stoney Tr NE
- + Downtown Calgary and the Calgary International Airport within close proximity
- + The building has been recently improved with resurfaced parking area and fresh exterior paint



## Rentable Area Breakdown

±500

Office (SF)

±2,500

Warehouse (SF)

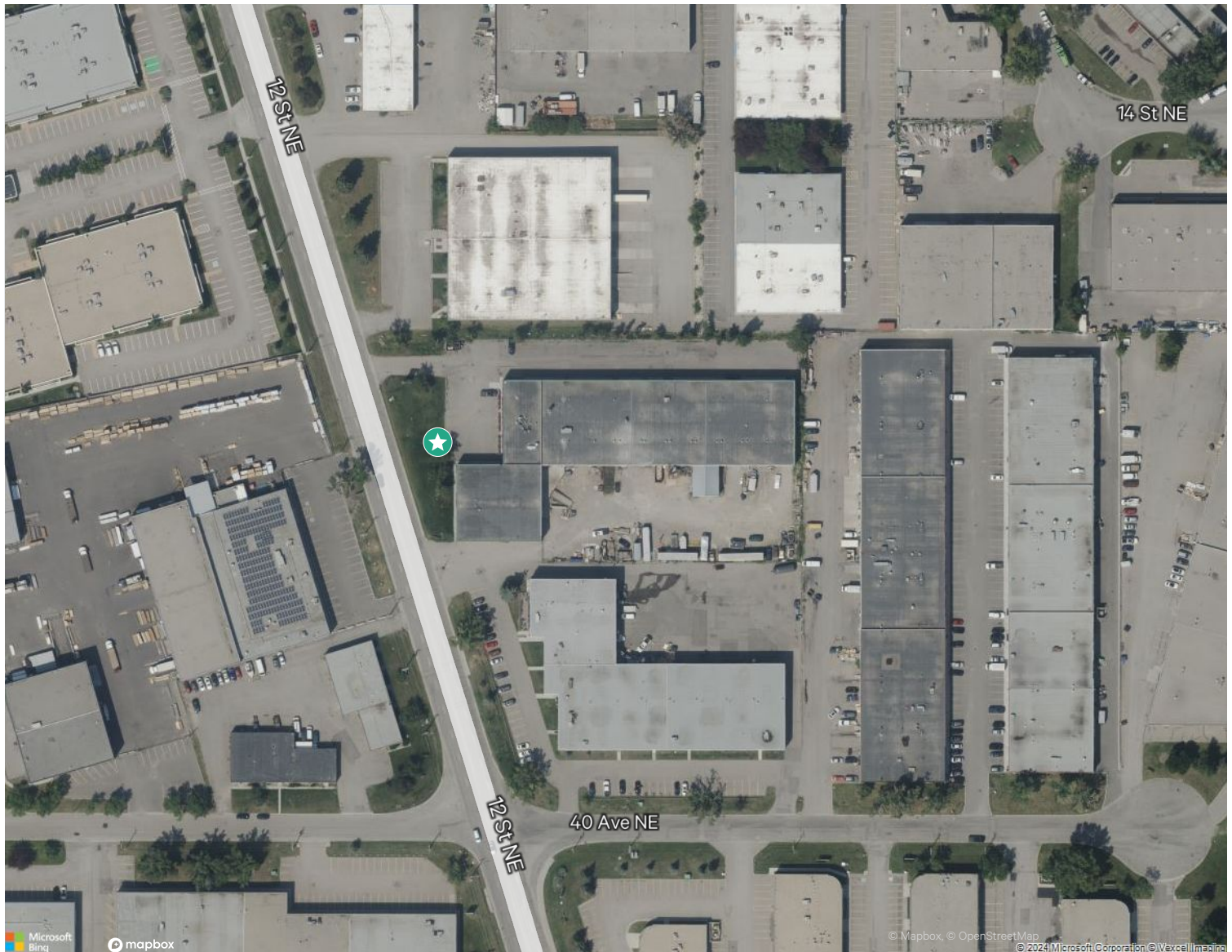
±3,000

Total Rentable Area (SF)

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For Lease



## Contact Us

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