

FRANKLIN INDUSTRIAL PARK

6,416-12,866 SF INDUSTRIAL WAREHOUSE & OFFICE OPPORTUNITIES



FOR LEASE

Bays 5 & 8 | 925 30 Street NE
Calgary, AB

CBRE



FRANKLIN INDUSTRIAL PARK

THE OPPORTUNITY

Franklin Industrial Park is well suited to small to mid size bay users seeking a functional, central base with strong logistics connectivity.

Combined with practical industrial configurations and flexible bay sizes, the cluster presents a compelling opportunity for businesses looking to scale and establish themselves within one of Calgary's most accessible industrial nodes.



AVAILABILITY
Bay 5 - 6,416 SF
Bay 8 - 12,866 SF



ZONING
IG – Industrial General

6,416 SF UNIT FOR LEASE

BAY 5

RENTABLE AREA

Office: 856 SF
 Warehouse: 5,560 SF
 Total: 6,416 SF

POWER

120 Amp/208 Volt
 3 phase
 200 Amps electrical service (TBV)

PROPERTY HIGHLIGHTS

- Central location with immediate access to Barlow Trail, Memorial Trail, Deerfoot Trail, and Trans-Canada Highway.
- Easily accessible by public transportation and located 10-minutes outside of Downtown.
- Mix of dock and drive-in loading offering greater flexibility to tenants.
- Efficient office layout with 1 private office, open area, kitchenette, and washroom.
- Ample double row parking.

ZONING

IG – Industrial General

AVAILABILITY

May 1, 2026

LOADING

1 x Drive-in door (12' x 14')
 1 x Dock door (8' x 8')

OPERATING COSTS

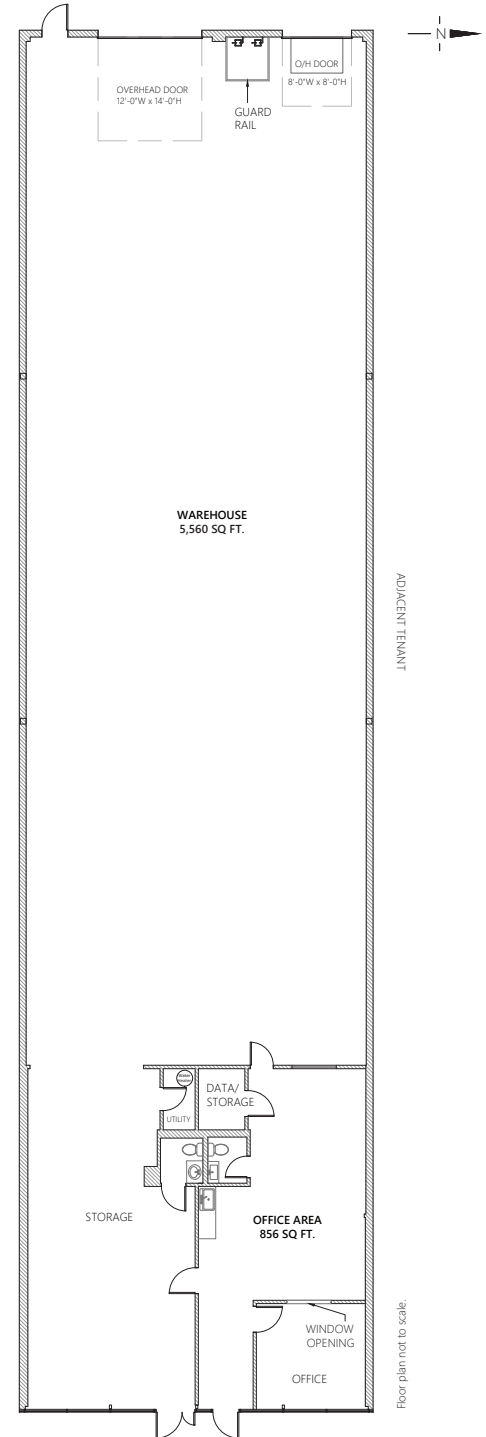
\$4.39 PSF (2026)

CEILING HEIGHT

20' clear

LEASE RATE

Market



Street Facing View



Rear Facing View - Loading

12,866 SF END-CAP UNIT FOR LEASE



BAY 8

RENTABLE AREA

Office: 2,400 SF
 Warehouse: 10,466 SF
 Total: 12,866 SF

ZONING

IG – Industrial General

LOADING

2 x Drive-in

CEILING HEIGHT

20' Clear

POWER

240 Volt, 3-phase, 225 Amps service (2 electrical panels) (TBV)

AVAILABILITY

April 1, 2026

OPERATING COSTS

\$4.39 PSF (2026)

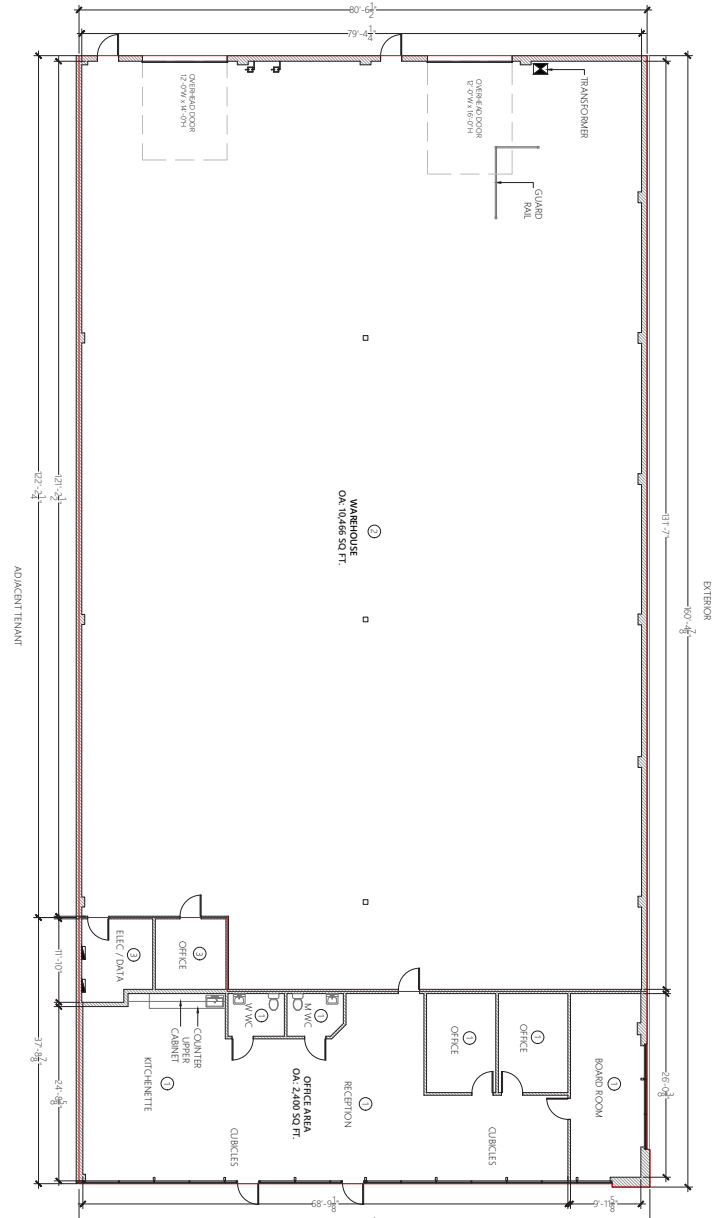
LEASE RATE

Market

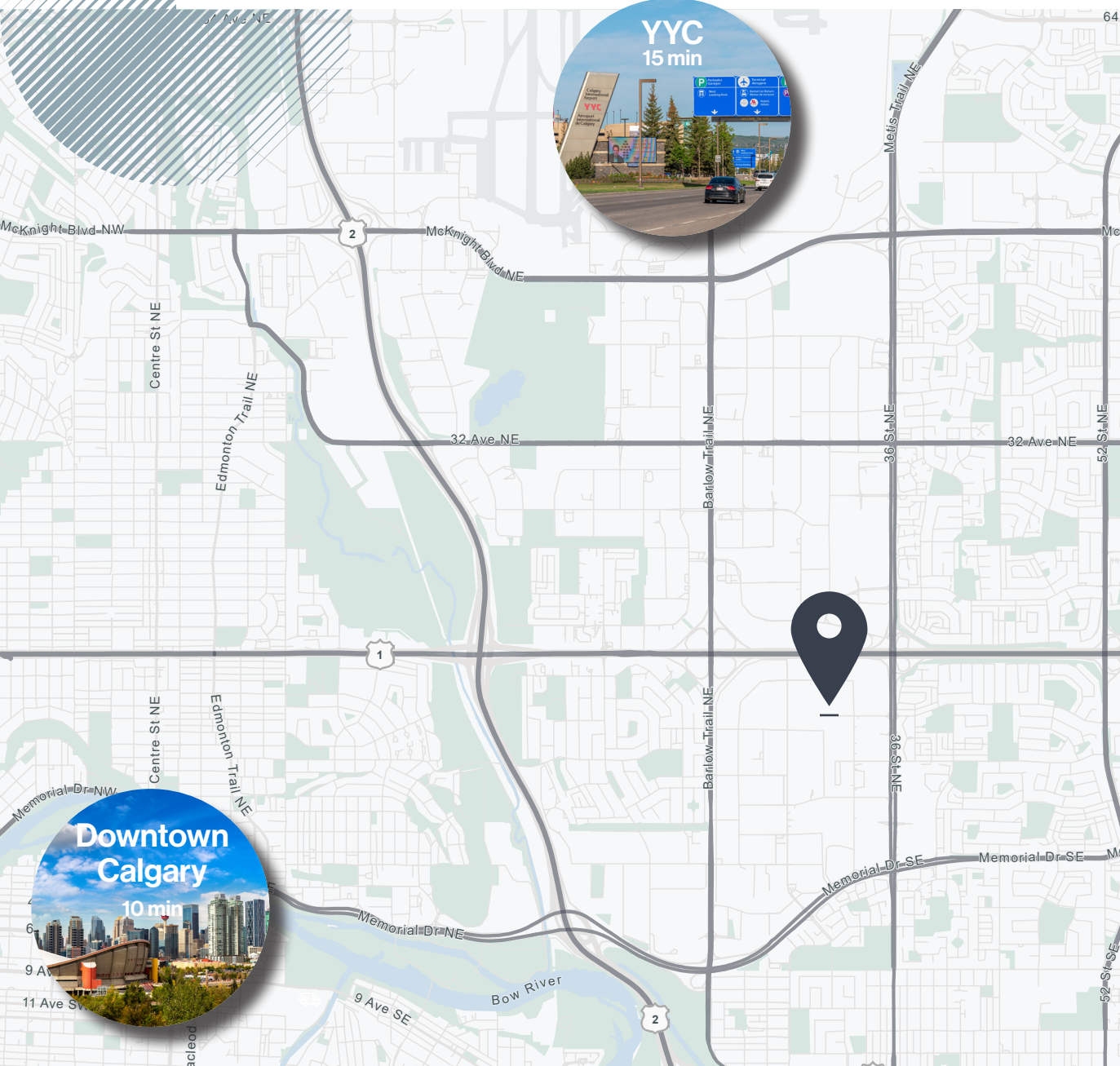


PROPERTY HIGHLIGHTS

- Central location with immediate access to Barlow Trail, Memorial Trail, Deerfoot Trail, and Trans-Canada Highway.
- Easily accessible by public transportation and located 10-minutes outside of Downtown.
- Direct exposure to 30 Street SE
- Office buildout includes 2 private offices, boardroom, open work area, reception, lunchroom, and warehouse shipping/receiving office
- Ample double row parking



LOCATION



The Franklin Industrial Park in northeast Calgary offers centrally located industrial property with immediate access to major transportation corridors, including Deerfoot Trail SE, 16 Avenue NE, Stoney Trail SE, and the Trans Canada Highway. This strategic positioning provides seamless connectivity across Calgary and Western Canada, supporting efficient distribution, commuter flow, and regional connectivity for a wide range of industrial users.

Situated in the established community of Franklin and adjacent to Marlborough, the portfolio benefits from proximity to significant retail amenities such as Marlborough Mall, offering convenient access to food, services, and consistent surrounding customer traffic.

Located approximately 15 minutes from Calgary International Airport, and 10 minutes from Downtown Calgary, the portfolio is especially well suited to small to mid size bay users seeking a functional, central base with strong logistics connectivity.



193,491

Population within 5 KM
(2025 Est.)



159,561

Labour Force within 5 KM
(2025 Est.)

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