

3440 12 Street NE, Unit G & N

Calgary, Alberta

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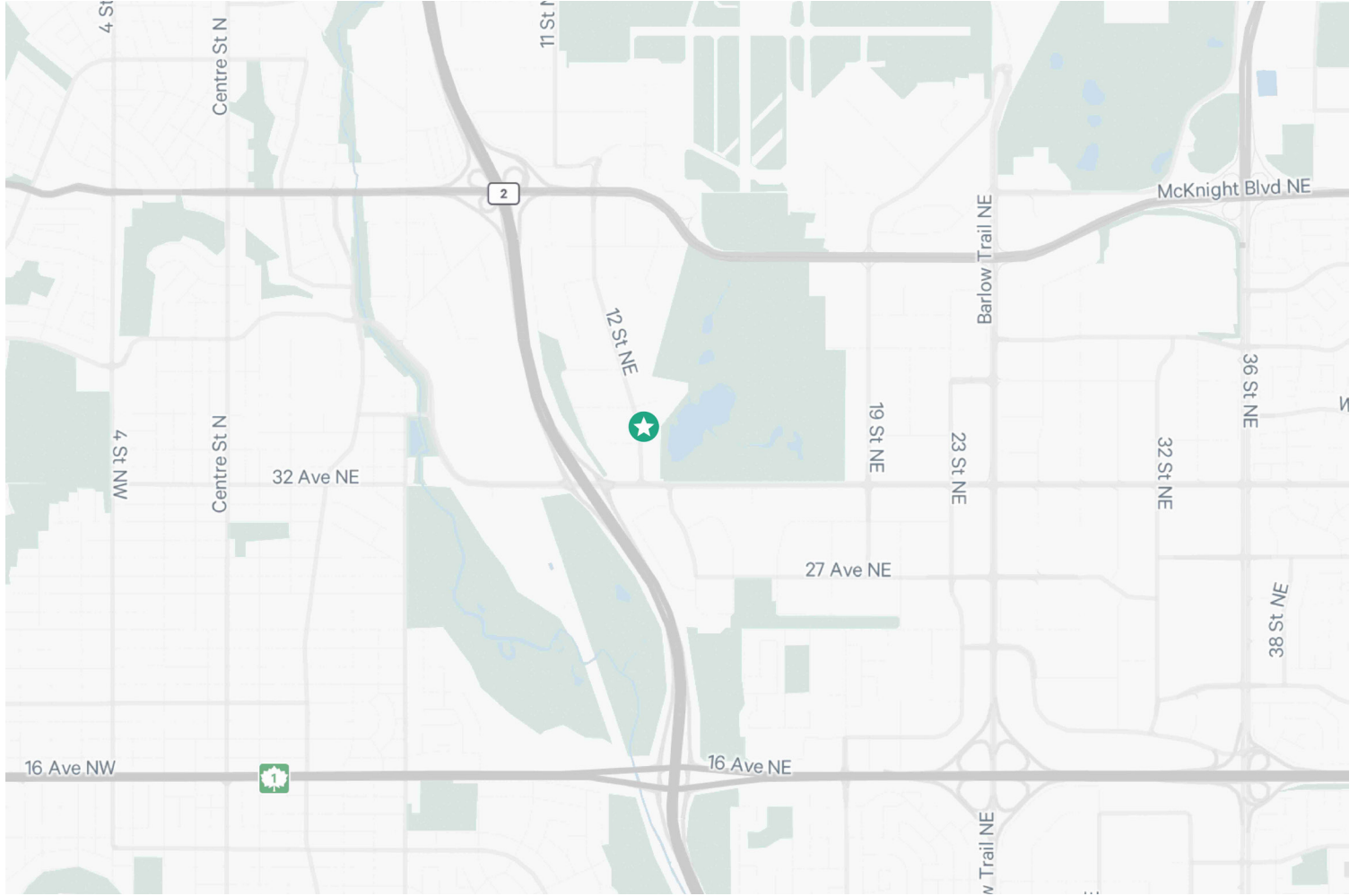
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±34,572 SF Unit with Demising Options from ±8,110 SF



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Calgary, Alberta | T2E 6N1



Contiguous Rentable Area	Office:	±3,540 SF
	Warehouse:	±31,032 SF
	Total Rentable Area:	±34,572 SF

Unit Rentable Area	Unit G		Unit N	
	Office:	±1,140 SF	Office:	±2,400 SF
	Warehouse:	±6,970 SF	Warehouse:	±24,062 SF
	Total Rentable Area:	±8,110 SF	Total Rentable Area:	±26,462 SF

Zoning I-C (Industrial-Commercial)

Loading 4 x Dock (10'x10'), 3 x Drive-in (18'x15', 14'x12'6", 12'x14')

Ceiling Height 20'

Power TBV

Operating Costs \$6.39 PSF

Lease Rate \$13.00 PSF

Availability May 1, 2025

I-C

Zoning

Property Highlights

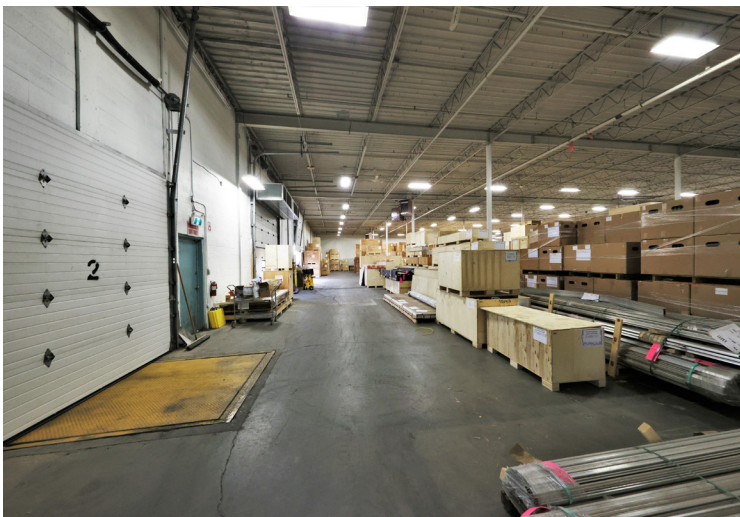
- + ±34,572 SF office and warehouse space with demising options from ±8,110 SF
- + Prominent 12th Street NE exposure
- + Versatile I-C (Industrial Commercial) zoning, to accommodate a diverse array of potential uses
- + Centrally located in the northeast, with convenient access to Deerfoot Trail
- + Premier opportunity in the McCall Industrial District
- + The availability features LED lighting and a sprinkler system
- + Double row parking on-site

\$6.39

Operating Costs (PSF)

\$13.00

Lease Rate (PSF)



Contiguous Rentable Area Breakdown

±3,540

Office (SF)

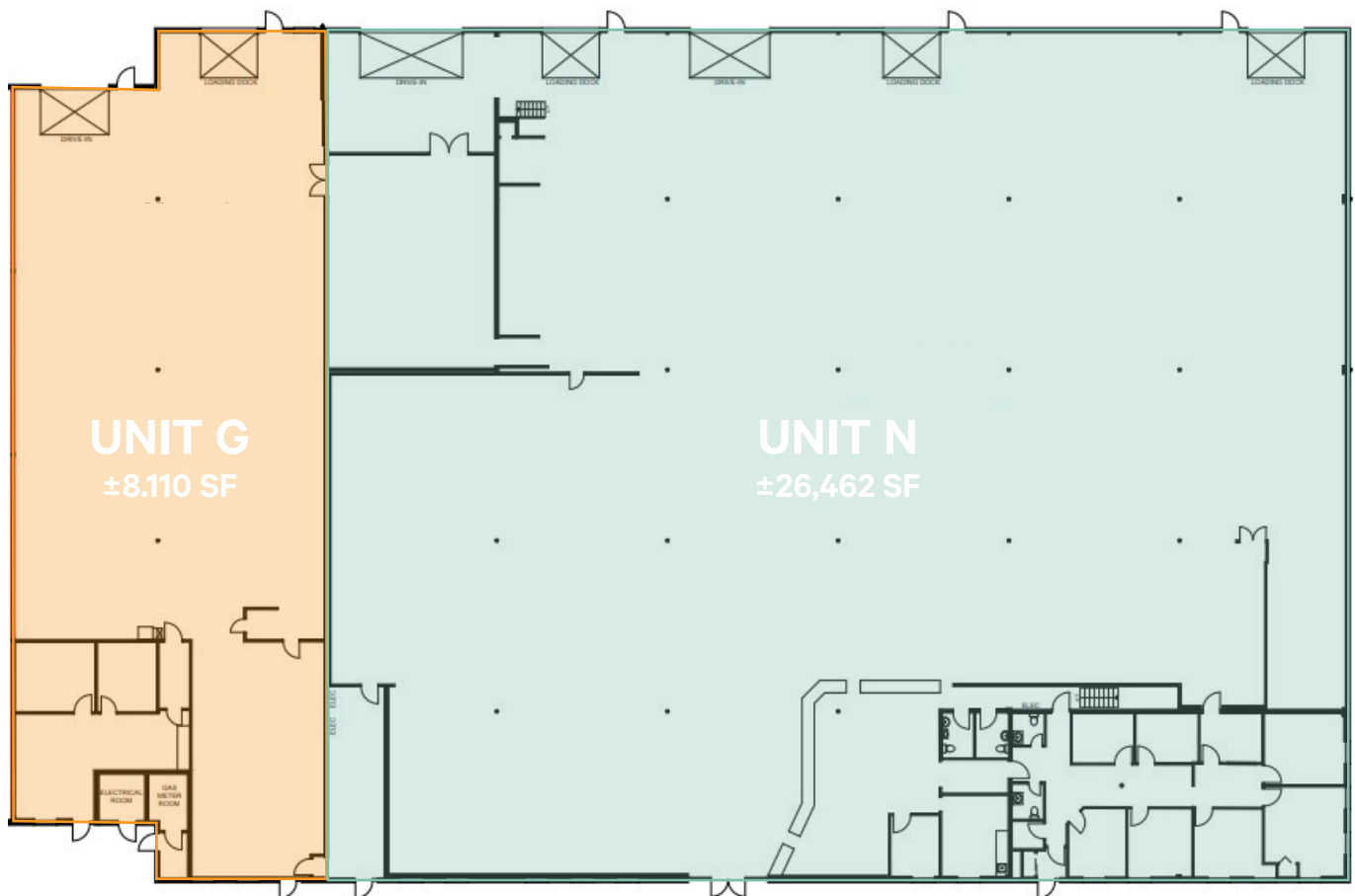
±31,032

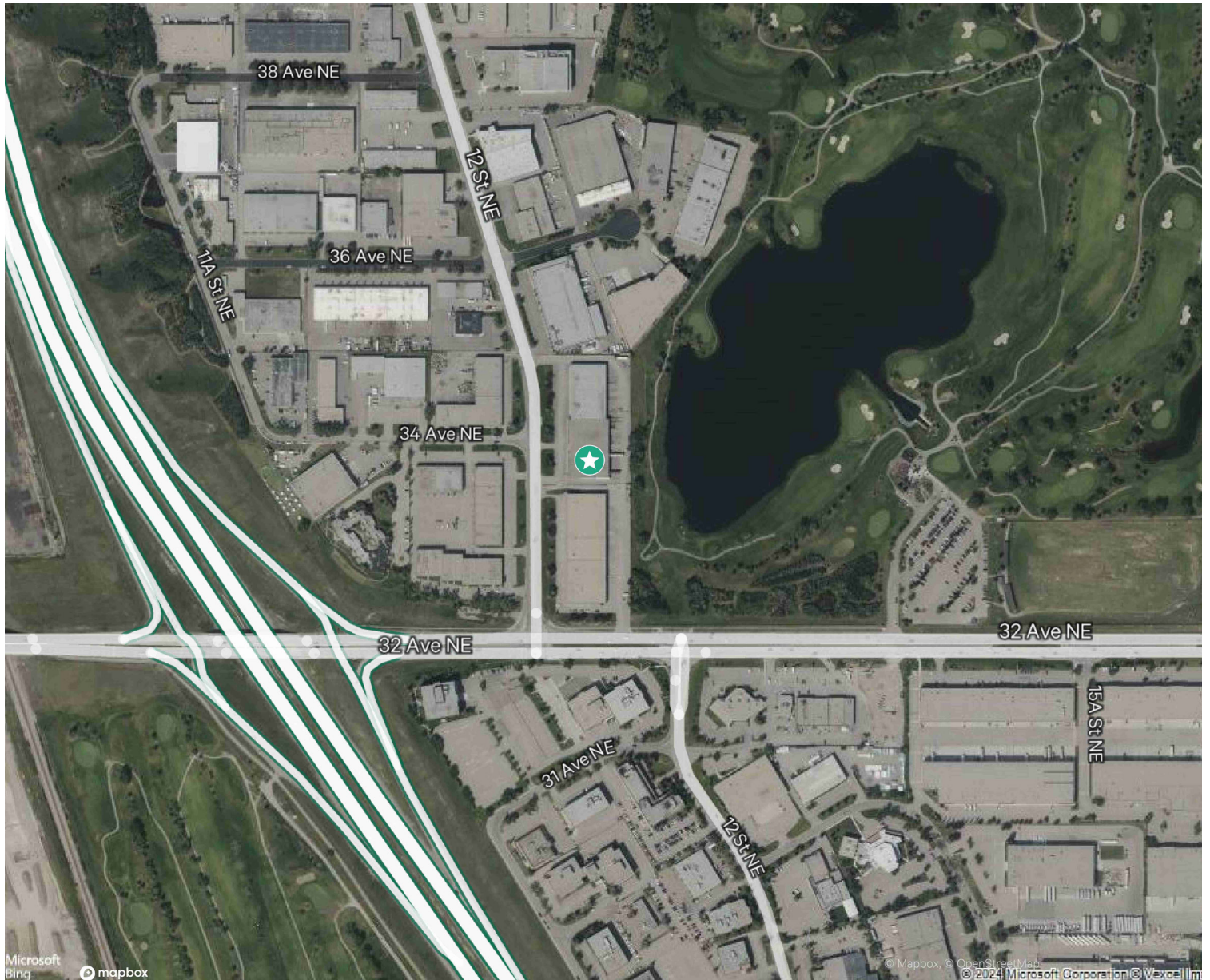
Warehouse (SF)

±34,572

Total Rentable Area (SF)

Floor Plan





Contact Us

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