

FOR LEASE

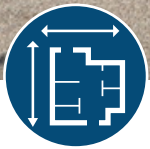
CDNGLOBAL[®]

Unit 126

1530 - 27 Avenue NE

Calgary, AB

6,820 SF Industrial Space
with Flex space & Drive-in door



6,820 SF
SIZE



19'2"
CLEAR HEIGHT



1 Drive-in
LOADING



Click here to enter
VIRTUAL TOUR

LEASE DETAILS

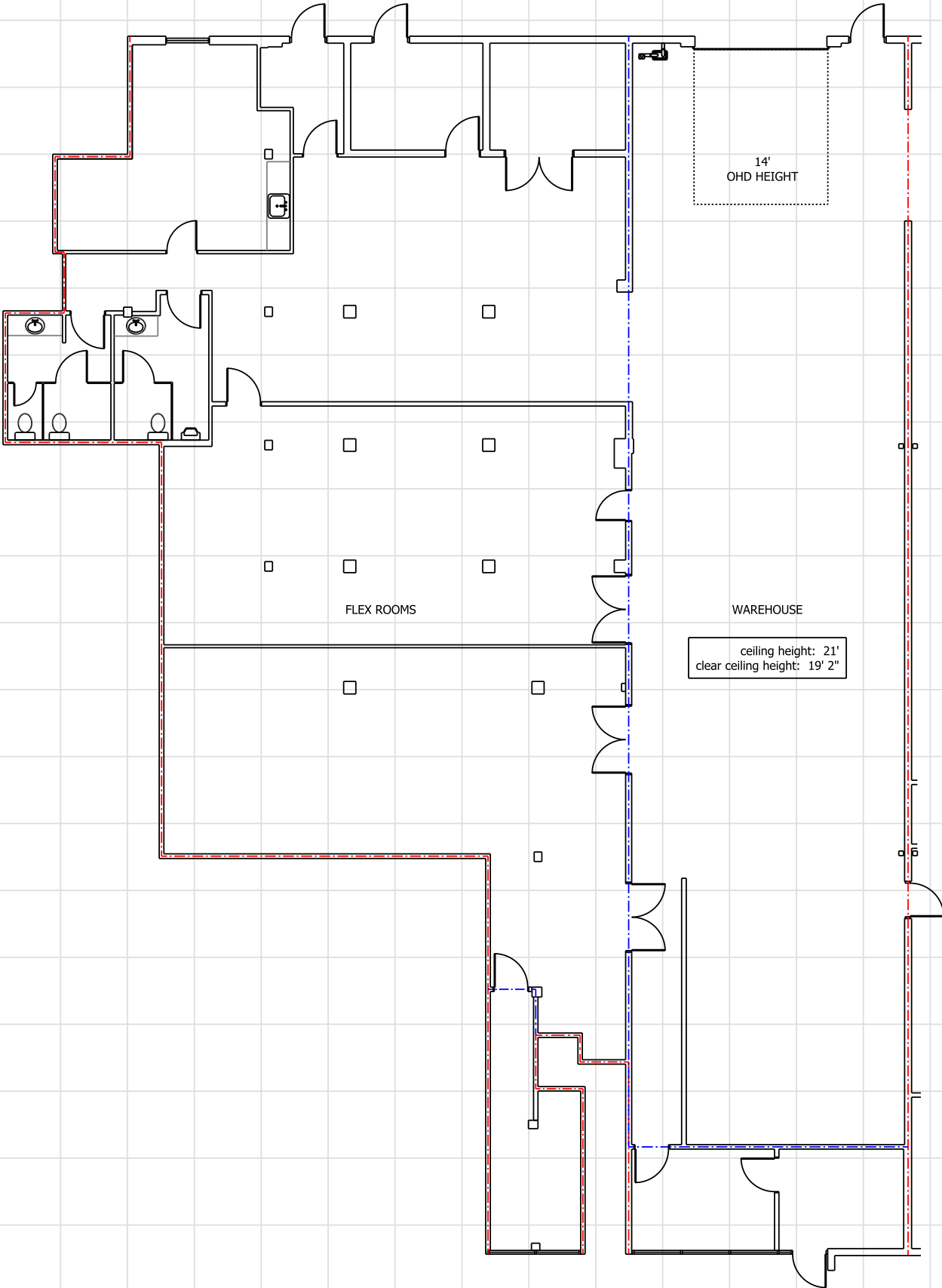
• ZONING:	(I-G) Industrial General
• DISTRICT:	South Airways
• SIZE BREAKDOWN:	
FLEX SPACE:	4,325 SF
WAREHOUSE:	2,495 SF
TOTAL:	6,820 SF
• LOADING:	1 Drive-in door (12'w x 14')
• CLEAR HEIGHT:	19'2" (TBV)
• POWER:	100 Amps (TBV)
• LEASE RATE:	\$7.00 PSF
• OPERATING COSTS (EST. 2025):	\$6.82 PSF
* Electricity & Gas to be placed in Tenant's possession	
• AVAILABILITY:	Immediate

PROPERTY DETAILS

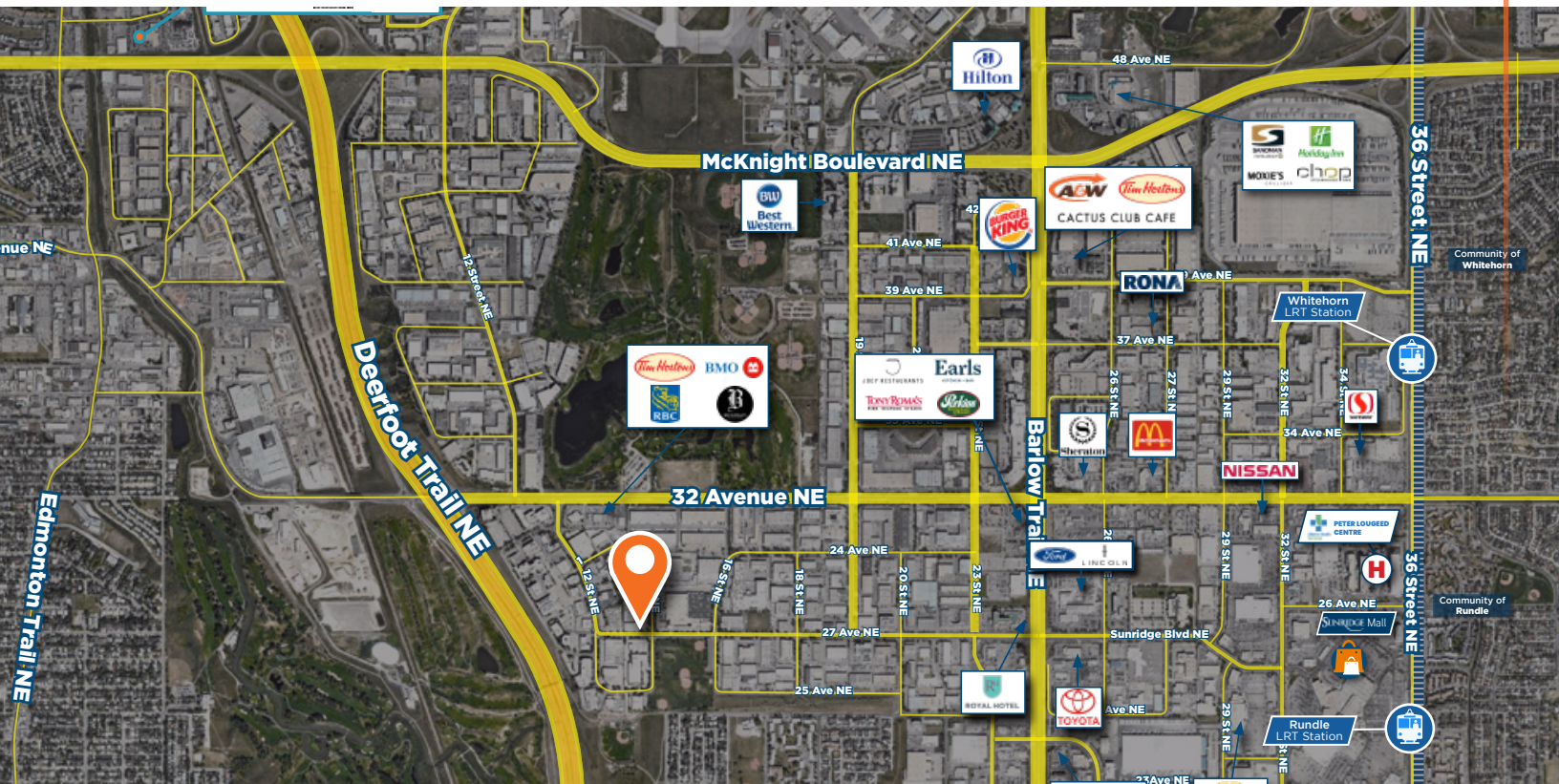
- Great value industrial space
- Layout consists of 3 large flex rooms, lunchroom, two washrooms, and warehouse space
- Ideally suited for storage users
- One drive-in door loading at warehouse (12' w x 14'h)
- 19'2" Ft clear height at warehouse (TBV)
- Drain in warehouse
- Close proximity to 32 Avenue NE and easy access Deerfoot Trail NE

PICTURES





PROPERTY LOCATION



LEAD BROKER

Manny Verdugo, SIOR

Vice President / Associate



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The particulars are submitted to the best of our knowledge and are subject to change without notice. CDNGLOBAL does not assume responsibility for any errors or omissions.

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