

**AVISON
YOUNG**

For Lease

2928 18 Street NE, Calgary, Alberta



Avison Young is pleased to present the opportunity to lease $\pm 1,025$ SF to $\pm 2,490$ SF industrial bays in South Airways Industrial Park, NE Calgary.

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FOR LEASE: 2928 18 Street NE, Calgary, Alberta

Property details

DISTRICT

South Airways Industrial Park

ZONING

I-G (Industrial-General)

LOADING

1 Drive-In (per bay)

UNIT SIZE

± 1,025 SF | ± 1,504 SF | ± 2,490 SF

AVAILABILITY

Immediately

NET RENT

\$12.00 PSF

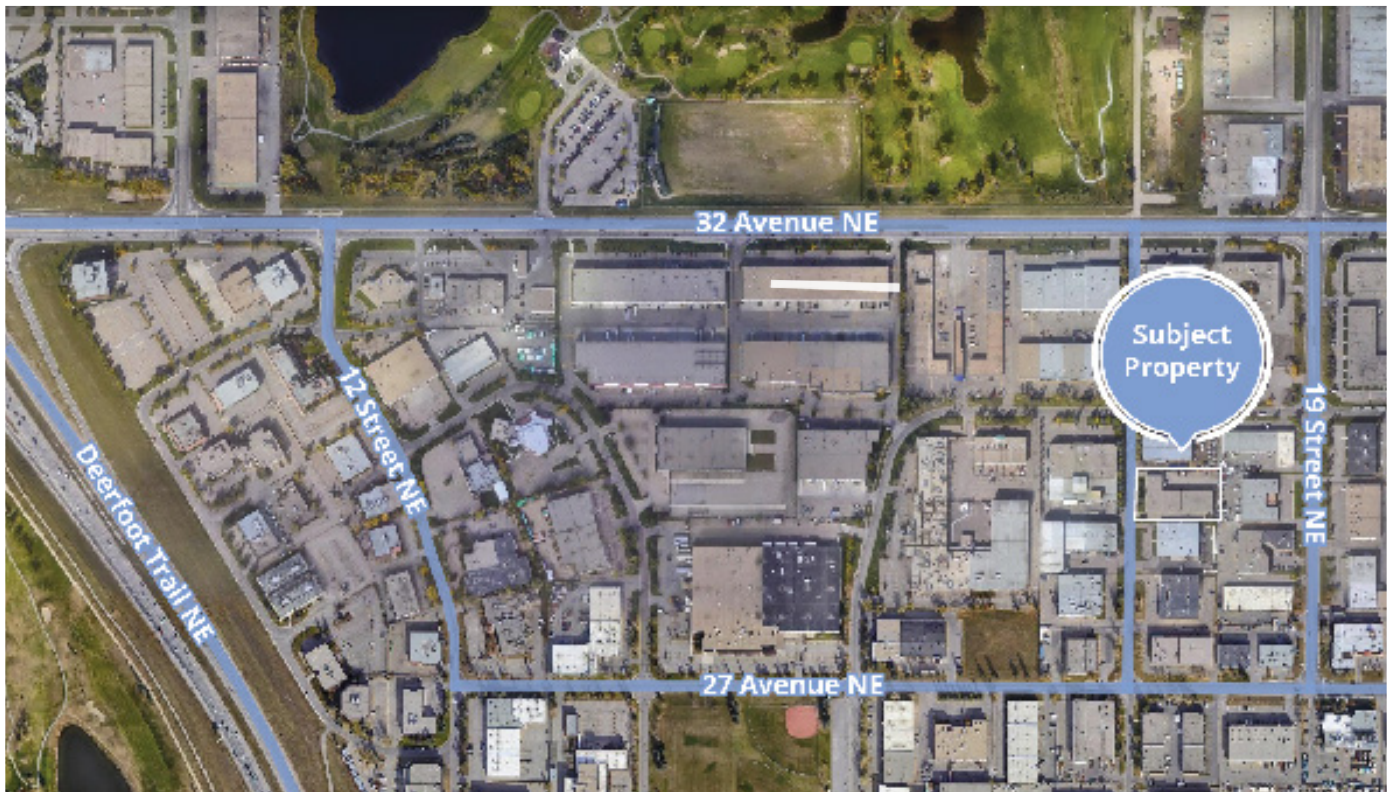
ADDITIONAL RENT

\$9.95 PSF (2024 est.)

Opportunity

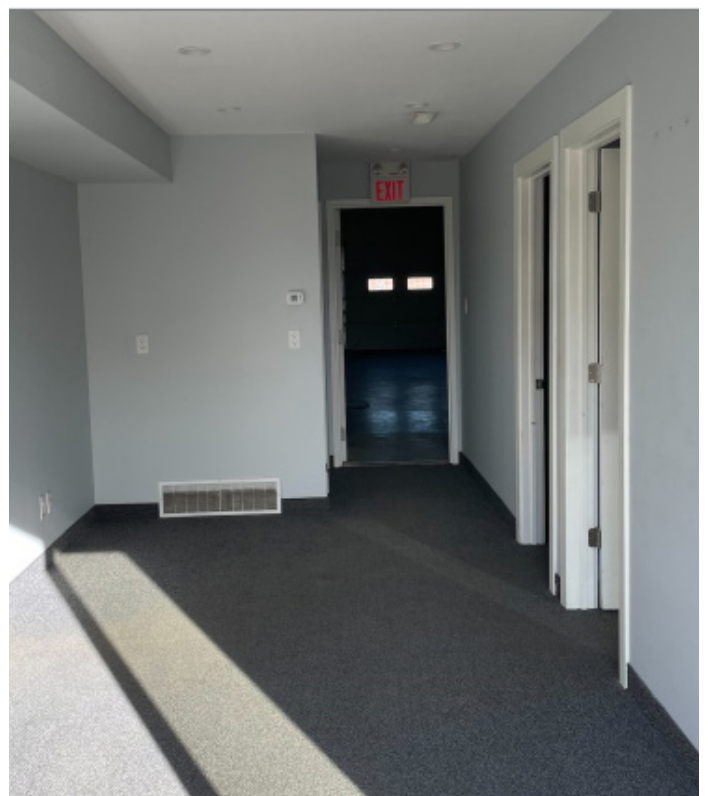
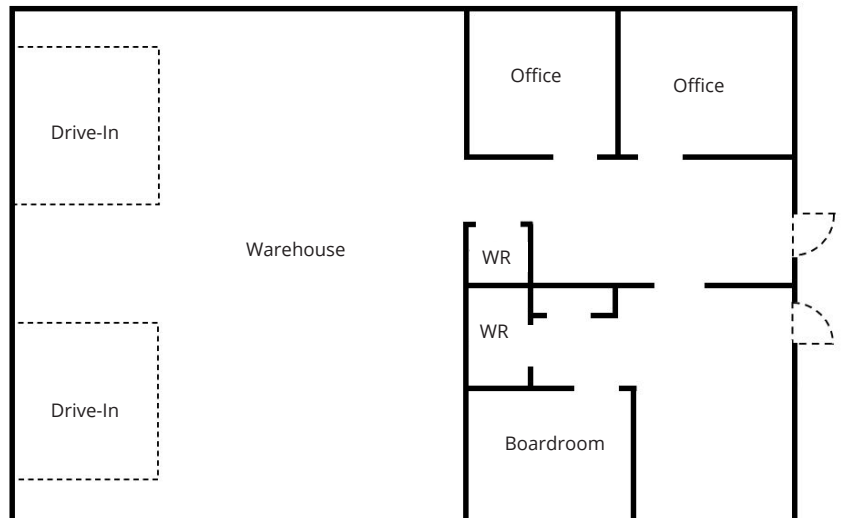
Avison Young is pleased to present the opportunity to lease ±1,025 SF to ±2,490 SF industrial and office bays located in South Airways Industrial Park.

- Assigned parking stalls per each bay
- Rear truckcourt has available yard space
- Multiple access points to the property
- Direct Access to 32 Avenue NE and Deerfoot Trail NE



Unit 1-2 Details

UNIT 1-2	
Office SF	± 400
Warehouse SF	± 1,104
Total SF	± 3,000
Power	100 Amps
Clearance	16.0'
Loading	2 Drive-in Door (12' x 12')
Net Rent	\$12.00 PSF
Additional Rent	\$9.95 PSF (2024 est.)
Available	May 1, 2026

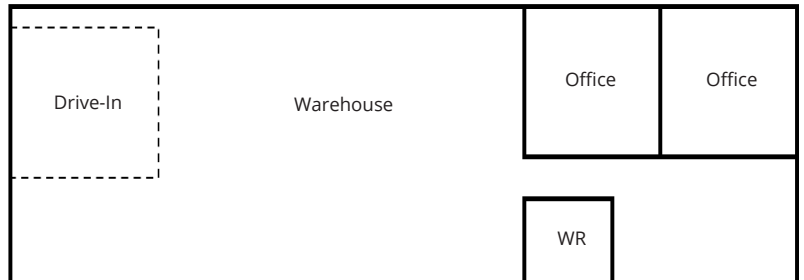


Unit 3 Details

UNIT 3

Office SF	± 400
Warehouse SF	± 1,104
Total SF	± 1,504

Power	100 Amps
Clearance	16.0'
Loading	1 Drive-in Door (12' x 12')
Net Rent	\$12.00 PSF
Additional Rent	\$9.95 PSF (2024 est.)
Available	Immediately



- 2 assigned parking stalls
- 2 built-out offices and warehouse
- ± 400 SF of bonus mezzanine space
- New vinyl plank floors
- Airconditioned unit

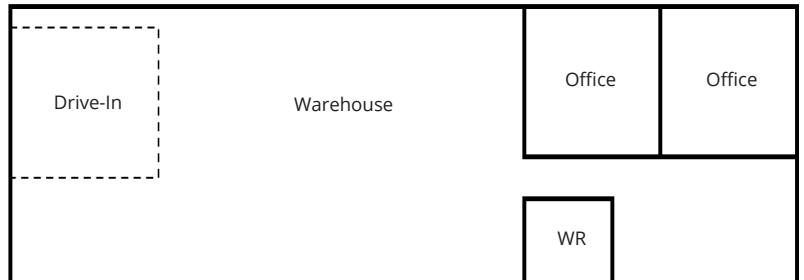


Unit 5 Details

UNIT 5

Office SF	± 400
Warehouse SF	± 1,104
Total SF	± 1,504

Power	100 Amps
Clearance	16.0'
Loading	1 Drive-in Door (12' x 12')
Net Rent	\$12.00 PSF
Additional Rent	\$9.95 PSF (2024 est.)
Available	Immediately

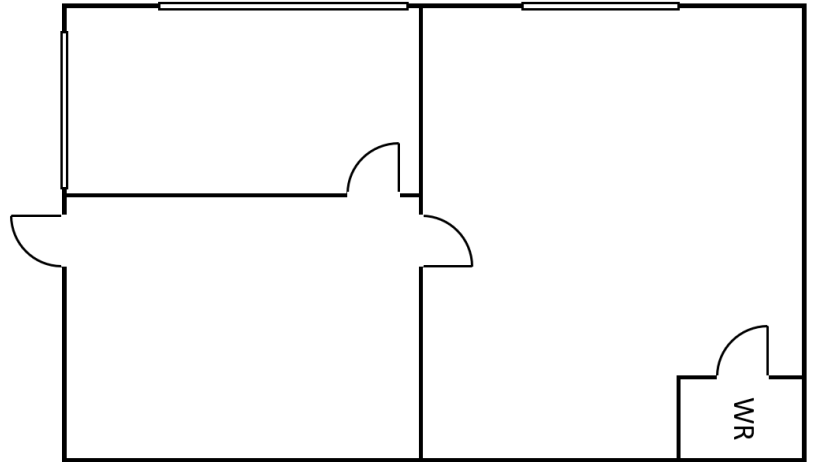


- 2 assigned parking stalls
- 2 built-out offices and warehouse
- ± 400 SF of bonus mezzanine space



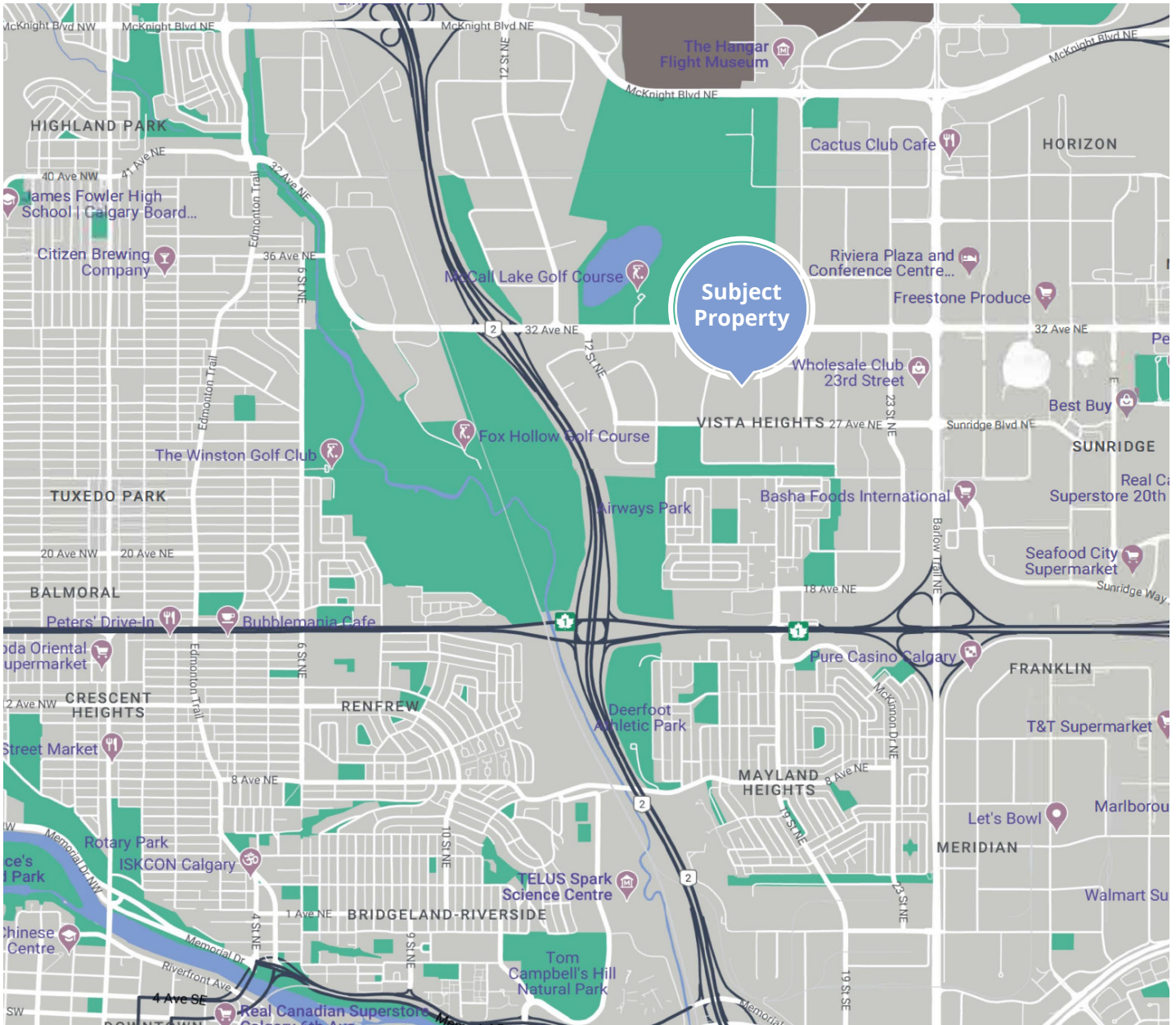
Unit 11 Details

UNIT 11	
Office SF	± 1,025
Warehouse SF	-
Total SF	± 1,025
Power	100 Amps
Clearance	-
Loading	-
Net Rent	\$12.00 PSF
Additional Rent	\$9.95 PSF (2024 est.)
Available	Immediately



- High-glazing windows on two sides of the office
- Office space only - no warehouse or loading
- 2 assigned parking stalls





For more Information:

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