

**FOR SUBLEASE**



**3141 16th Street NE**  
**CALGARY, AB**

**LUCAS PORTWOOD**

403.589.9393

portwood@cypressgroup.ca

4838 RICHARD ROAD SW, CALGARY, AB T3E 6L1, CANADA | 403.452.7907 | [CYPRESSGROUP.CA](https://www.cypressgroup.ca)

# PROPERTY SUMMARY



## PROPERTY

A 34,865 square foot distribution facility available for sublease in Calgary's Northeast Industrial market. Located in Western Commerce Court, the property offers excellent accessibility to Deerfoot Trail and fronts 32nd Avenue NE (approx. 30,000 vehicles per day), ensuring convenient connections to all major routes throughout Calgary.

## HIGHLIGHTS

- > Below market rents
- > Well appointed office area
- > Ample double row parking
- > Easily accessible by Calgary Transit
- > LED warehouse lighting
- > Automatic dock door levelers
- > Forced air and radiant warehouse heating
- > Small fenced compound
- > Available Immediately

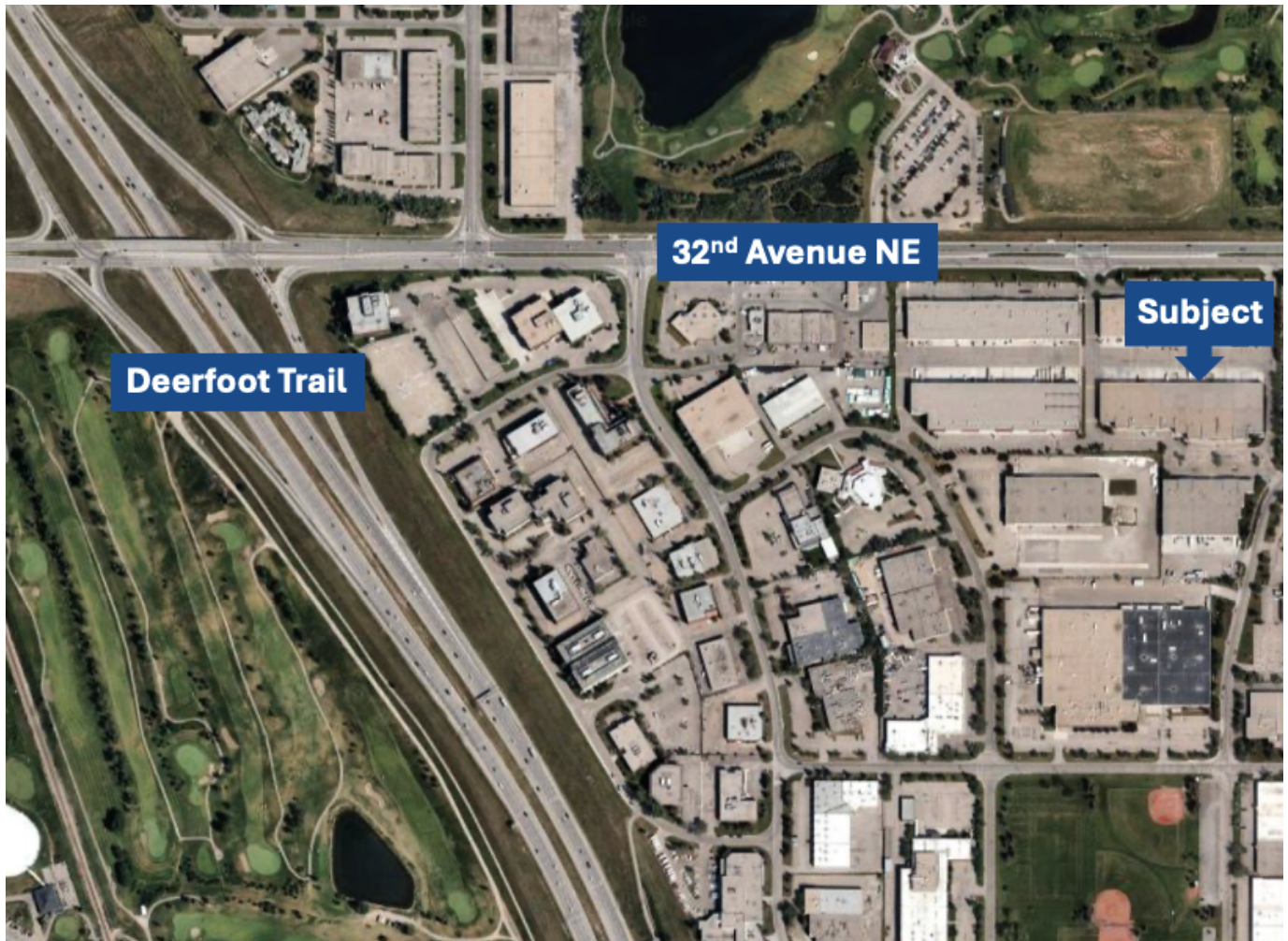
Address	3141 16th Street NE
Asking Rate	\$8.50/sf/annum
Additional Rent	\$7.02/sf/annum (2025)
Total Squre Feet	34,865
Office Area	3,300 (TBV)
Ceiling Height	24' clear
Loading Doors	8 dock level - 8' x 10' 1 drive-in - 10' x 14'
Zoning	I-C, Industrial Commercial
Available	Immediately
Lease Expiry	September 30th, 2026







## LOCATION



### CONTACT:

## LUCAS PORTWOOD

VICE PRESIDENT  
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