

Unit 104

11127 - 15 Street NE

Calgary, AB

FOR SALE

EVOLVE

AT DISTRICT



Developed by

Beedie/

Marketed by

JLL

Unit 104

11127 - 15 Street NE

Calgary, AB


Discover an unparalleled opportunity in this modern industrial condo, strategically positioned with prime exposure to Deerfoot Trail. This "A" Class institutional-grade product offers the perfect blend of functionality and accessibility, featuring both dock and drive-in loading capabilities.

LOCATION & AMENITIES

- Wide range of amenities in the immediate area
- Architecturally controlled industrial park
- Minutes from Calgary International Airport

TRANSACTION FLEXIBILITY

For over 70 years, Beedie has established itself as the largest industrial condo developer in Western Canada. Renowned for exceptional quality and dynamic design, Beedie is a family-owned company that prides itself on best-in-class practices for its employees, purchasers, and tenants. As such, Beedie is able to offer unmatched flexibility for transaction structures. Let's partner in finding a solution for your real estate needs.


 **ZONING**
I-G, Industrial General

 **DISTRICT**
Stoney

 **OCCUPANCY DATE**
Immediately

UNIT FEATURES

 **CONSTRUCTION**
Pre-cast concrete


 **LOADING**
2 (8'6" x 10') Dock Doors (with 40,000 lbs levellers)
1 (12' x 14') Ramped Drive-In Door


 **SPRINKLERS**
ESFR sprinkler system


 **LIGHTING**
High efficiency LED fixtures


 **CEILING HEIGHT**
26' clear

 **ELECTRICAL SERVICE**
200 amps per bay

 **DOCK LEVELLERS**
Electric (6' x 8', 40,000 lbs)

 **WAREHOUSE INTERIOR**
Skylight & primed interior walls

 **ROOFING**
EPDM roofing system




 **RECIRCULATION FANS**
Ceiling fans

 **MEZZANINE**
Concrete

 **HEATING**
2 gas-fired unit heaters per bay



LEGEND

-  Major Highway
-  Main Roads
-  Public Transport

UNIT DETAILS

YEAR BUILT 2017

PARKING 9 stalls

SIZE

Second Floor Office:	1,708 SF
Warehouse:	7,910 SF
Total:	9,617 SF

SALE PRICE \$2,692,760 (\$280 PSF)

PROPERTY TAXES \$43,335 (2025)

LOADING

- 2 (8'6" x 10') Dock Doors (with 40,000 lbs levellers)
- 1 (12' x 14') Ramped Drive-in Door

CONDO FEES \$1,296.99/month (2024/2025) (including GST)

POWER 200 amps @ 600 volts (TBV)

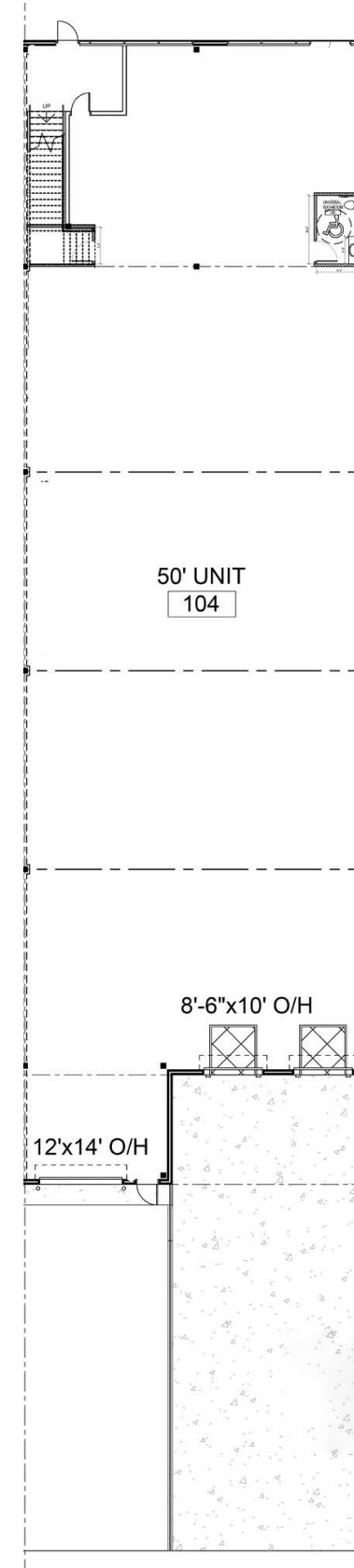
FEATURES

- Dual compartment sump at drive-in door
- Forklift charging venting
- 6' x 6' skylights in warehouse

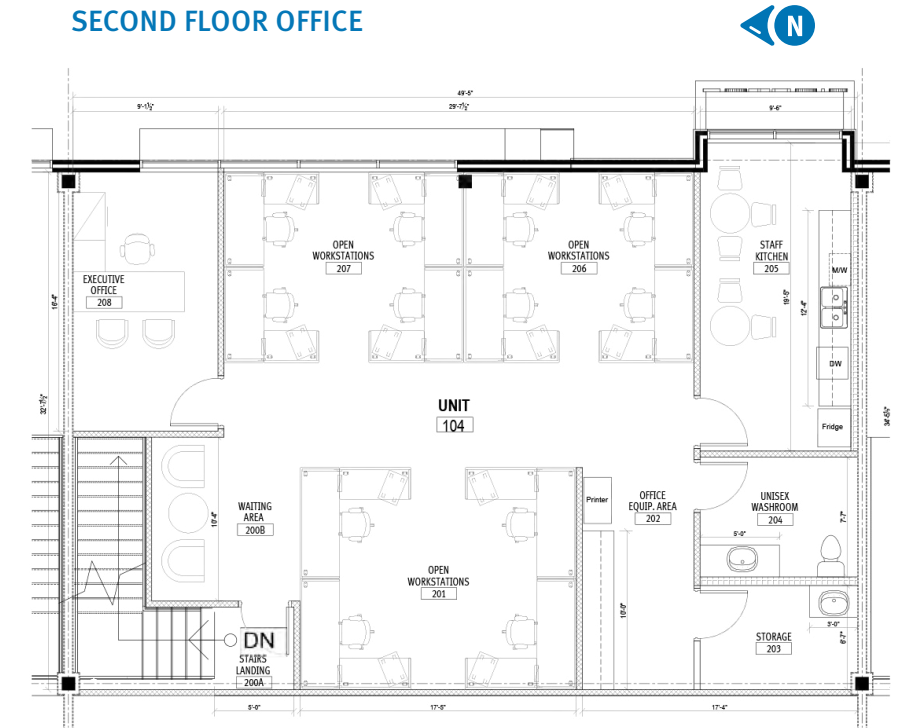


FLOORPLAN

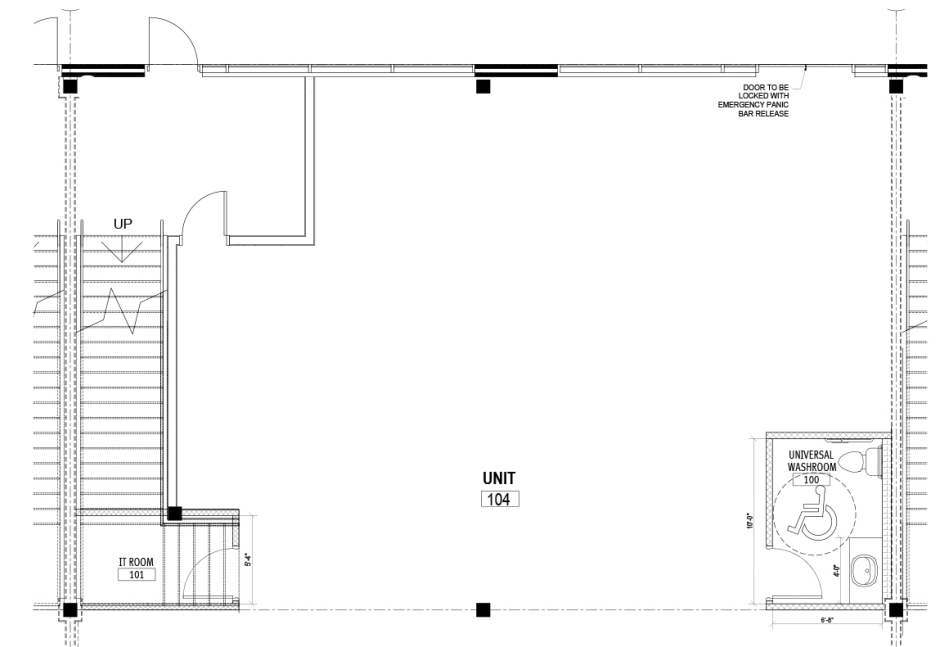
MAIN FLOOR



SECOND FLOOR OFFICE



MAIN FLOOR SPACE BELOW SECOND FLOOR



ABOUT THE DEVELOPER

Beedie/



Since 1954, Beedie has combined innovation and craftsmanship to bring new possibilities to life. Today, we are one of Western Canada's largest industrial and residential developers, having completed more than 35 million square feet of new development. Our integrated structure allows us to implement the highest construction and design standards, and our legacy of relationship building enables us to deliver projects that drive commercial value.

As Beedie grows our operations across North America, we have industrial building opportunities available in British Columbia, Alberta, Ontario, and Las Vegas.



**BUILT FOR TODAY.
BUILT FOR TOMORROW.
BUILT FOR GOOD.**

www.beedie.ca

EVOLVE

AT DISTRICT

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