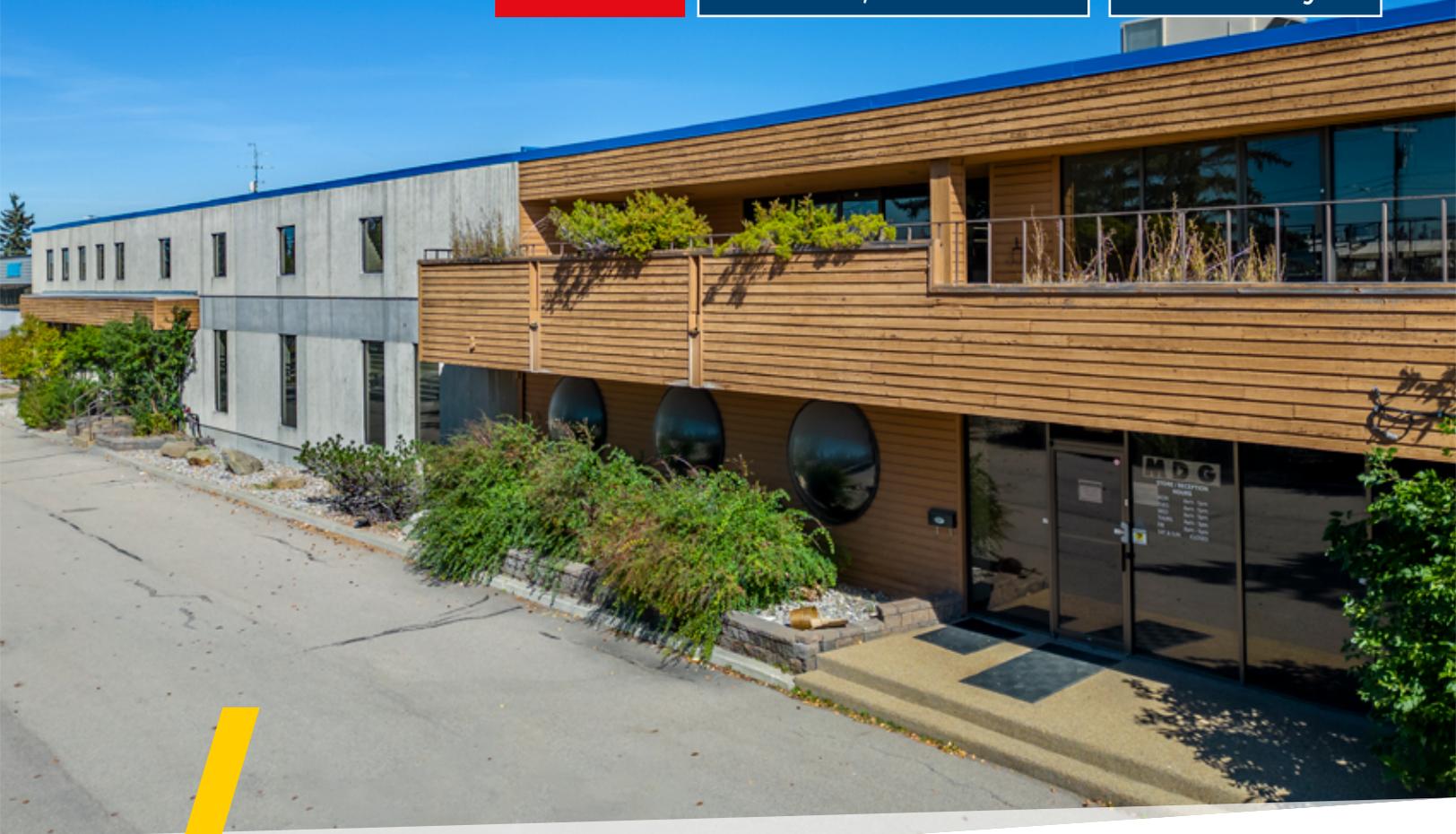


C/L

46,561 sf
Plus bonus 6,684 sf mezzanine

2.01 ac
Paved secured yard



INDUSTRIAL BUILDING IN HORIZON FOR LEASE

3526 26 Street NE
Calgary



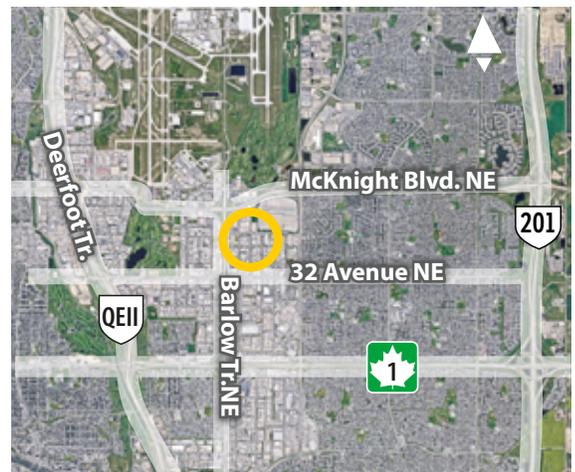
5 docks
1 drive-in



Heavy power –
1,200A; 480/277V
(TBV)



20'



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LOCAL
EXPERTISE
MATTERS



37 Avenue NE

Barlow Trail NE

27 Street NE

26 Street NE

32 Avenue NE

- » Well-located stand-alone industrial building in the established Horizon Industrial area, featuring a fully paved and fenced yard and heavy power.
- » Move-in ready with a newer roof and renovated offices and warehouse in excellent condition.
- » Close to Barlow Trail, 32 Avenue NE, and McKnight Boulevard, providing convenient access to Deerfoot Trail, Stoney Trail, and the Trans-Canada Highway.



26 Street NE

PROPERTY INFORMATION

ADDRESS: 3526 26 Street NE, Calgary

DISTRICT: Horizon Industrial

ZONING: I-G (Industrial - General)

SITE AREA: 2.01 ac

BUILDING AREA:

39,967 sq. ft. – warehouse (total)

6,594 sq. ft. – office (over 2 floors)

TOTAL: 46,561 sq. ft.

Plus bonus 6,684 sq. ft. concrete undeveloped mezzanine

WAREHOUSE CEILING HEIGHT:

20' (17'11" clear - TBV)

LOADING:

- 5 docks,
- 1 drive-in

POWER: 1,200A, 480/277V, 3 phase (TBV)

AIR MAKE-UP: Yes, capacity TBV

PARKING:

20+ surface stalls

FEATURES:

- Fully paved and fenced yard,
- Compressed air lines,
- Fully sprinklered,
- HVAC in office space,
- Roof completely replaced in 2019,
- New lighting in the warehouse,
- Kitchen on the mezzanine,
- Outdoor patio on the second floor.



LEASE INFORMATION

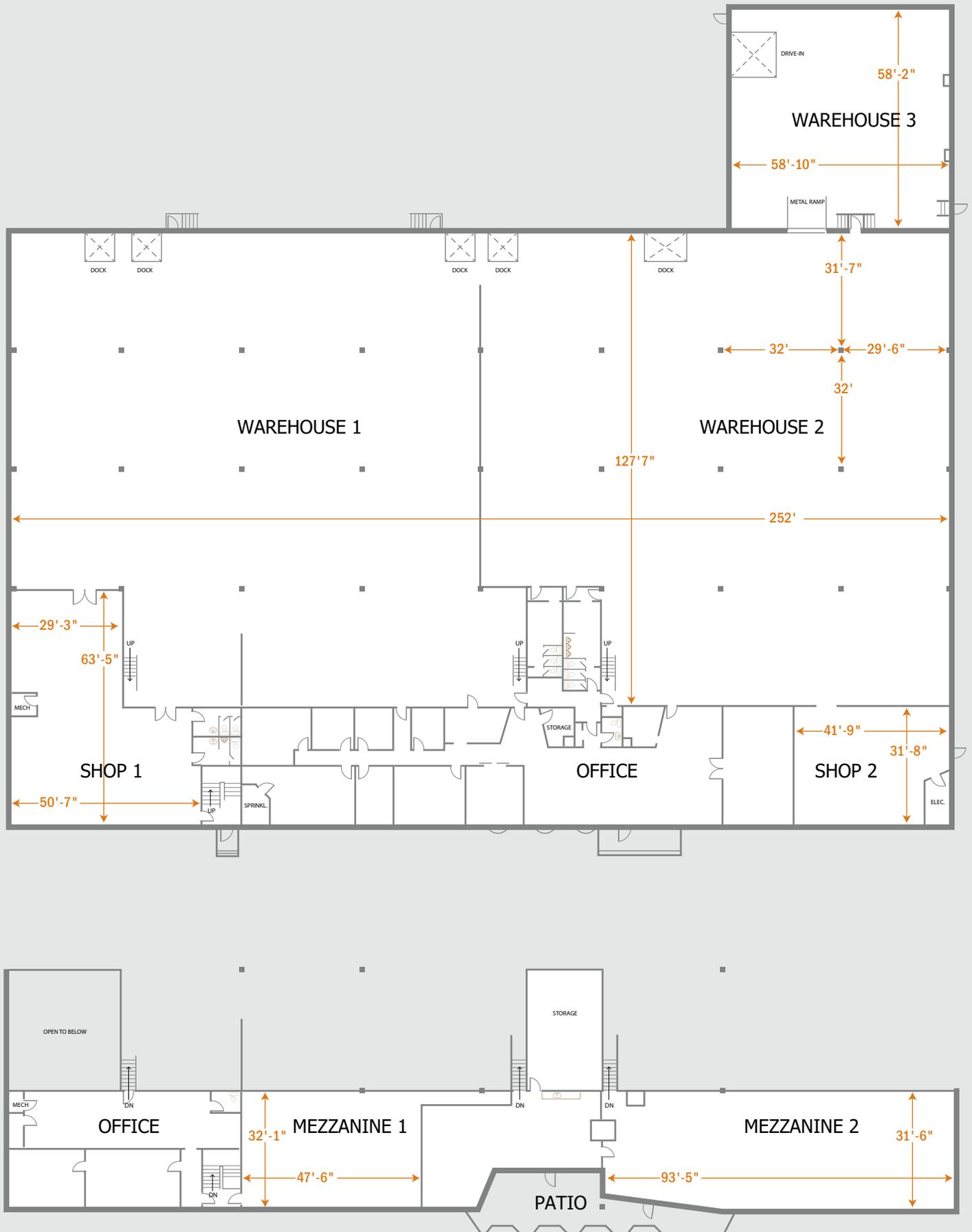
AVAILABILITY: Immediate **C/L**

PROPERTY TAXES: \$136,210.46 (2025)

OP. COSTS: \$4.00 per sq. ft. (est., 2025)

LEASE RATE: \$6.00 per sq. ft. (year 1), escalating thereafter throughout the lease term





Floorplan and dimensions are for reference only. May not be exactly as shown. Subject to verification.



WAREHOUSE 1



WAREHOUSE 2



WAREHOUSE 3



SHOP 1



SHOP 2



MEZZANINE 1



MEZZANINE 2



MAIN FLOOR OFFICE



2ND FLOOR OFFICE

The information contained herein has been gathered from sources deemed reliable, but is not warranted as such and does not form any part of any future contract. This offering may be altered or withdrawn at any time without notice.

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LOCAL EXPERTISE MATTERS