

**5,760 SF Unit
| I-C Zoned**

FOR LEASE

**Unit 110, 3420 - 12 Street N.E.,
Calgary, AB**



HARVEY ARONOVICH

Vice President | Associate

403.560.2059 | harvey@cdnglobal.com

TATE ARONOVICH

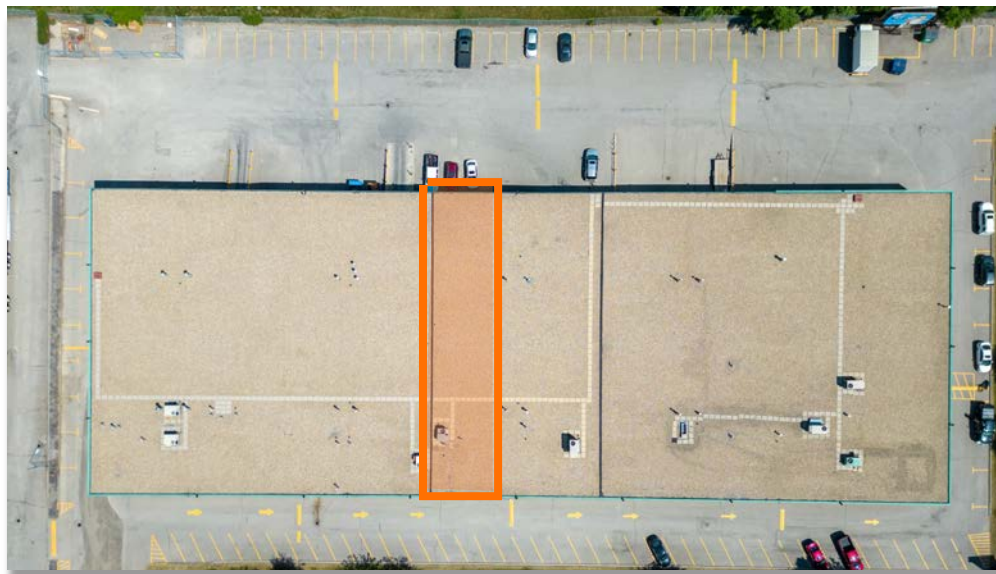
Associate |

403.689.1079 tate@cdnglobal.com

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PROPERTY DETAILS

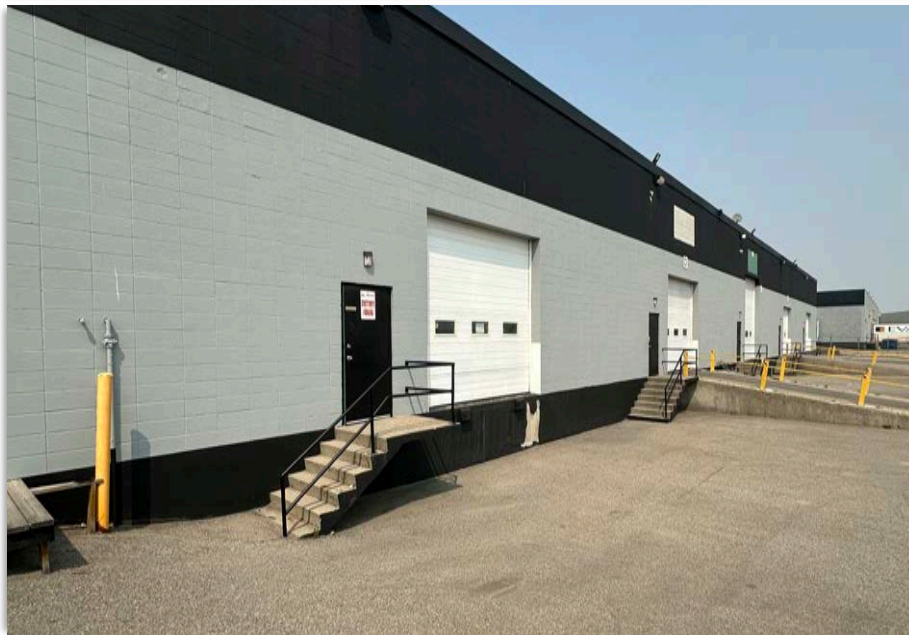
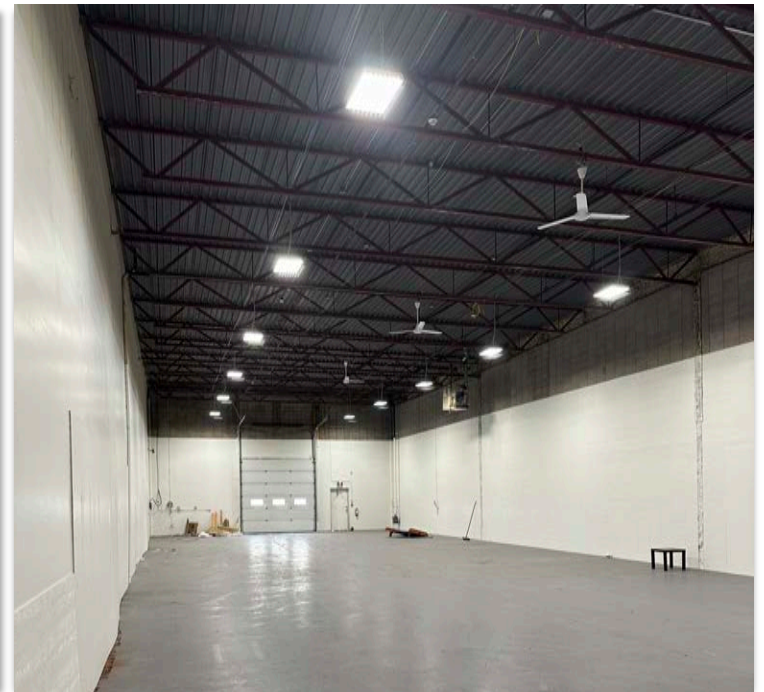
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|------------------------------------|---|
| Address: | 3420 - 12 Street N.E. Calgary, Alberta |
| District: | McCall Industrial |
| Zoning: | Industrial Commercial (I-C) |
| Total Available Area: | 5,760 SF Office: 1,000 SF Warehouse: 4,760 SF |
| Clear Height: | 20' |
| Loading: | 1 Dock (12'w x 12'h) |
| Power: | 225 Amps per bay (TBV) |
| Lease Rate: | \$13.50 with escalations |
| Operating Costs: (2025) | \$6.59 per sq.ft. |
| Availability: | 30 to 60 Days |



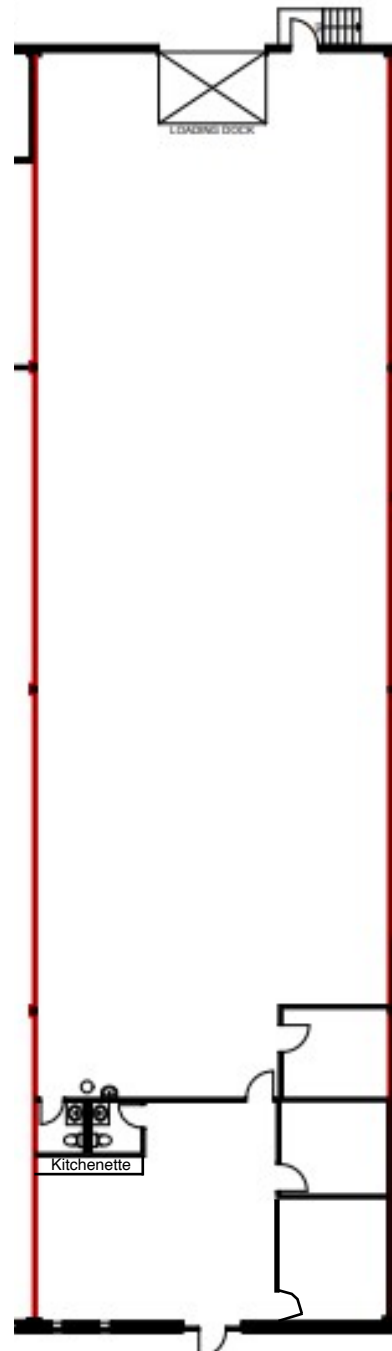
PROPERTY HIGHLIGHTS

- I-C Zoned
- Great exposure to 12 Street N.E. and 32 Avenue N.E.
- 1,000 SF of Office/Showroom, newly renovated
- Marshalling area will accommodate 53' Trailer
- Direct access to 32 Avenue N.E.
- Close proximity to Deerfoot Trail and Barlow Trail

INTERIOR FEATURES



FLOOR PLAN



LOCATION

// Located in NE Calgary, McCall Industrial district, with convenient access to major thoroughfares for shipping & distribution. High exposure location ideal for Industrial Commercial Uses

3420 - 12 Street N.E.

32nd Avenue N.E.

Deerfoot Trail SE

Barlow Trail N.E.

16th Avenue N.E.

36 Street N.E.



Drive Times:

Deerfoot Trail SE: **1 minutes**

Stoney Trail: **11 minutes**

Calgary Airport: **17 minutes**

Nearby Amenities

Easy accessibility and close proximity to:



Banks & financial institutions



Restaurants & fast food



fuel/charging stations



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CDN GLOBAL ADVISORS LTD.

736 – 6 Avenue SW, Suite 1010, Calgary, AB. T2P 3T7

www.cdnglobal.com

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