

MERIDIAN INDUSTRIAL  
WITH FENCED YARD  
// 1.52 Acres

# FOR LEASE

315 Moraine Road NE, Calgary, AB



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# PROPERTY HIGHLIGHTS



- 1.52 Acres of I-C zoned land for Lease.
- Fenced and gated site.
- Central NE location.
- Close proximity to Barlow Trail, Memorial Drive, Deerfoot Trail, and Downtown Calgary.

## PROPERTY OVERVIEW

<b>Address:</b>	315 Moraine Road NE, Calgary
<b>District:</b>	Meridian Industrial
<b>Zoning:</b>	Industrial Commercial (I-C)
<b>Site Area:</b>	1.52 Acres (66,211 SF Yard)
<b>Base Rent:</b>	\$1.10 PSF of Yard / Annum
<b>Property Tax (est. TBV):</b>	\$0.59 PSF of Yard / Annum
<b>Term:</b>	Negotiable
<b>Availability:</b>	Immediate Occupancy



# LOCATION



Located in NE Calgary, Meridian Industrial district, with convenient access to major thoroughfares for shipping and distribution.

Successful Calgary businesses within the immediate area:  
**Stephenson's Rental Services, Stampede Auto, Kane's Motor Cycle Shop Ltd., Coast Supply, Herc Rentals, Jim Peplinski Capital, Shawarma Barlow, Petro-Pass Truck Stop and many others.**

## Nearby Amenities

Easy accessibility & close proximity to:



banks & financial services



restaurants & fast food



fuel / charging stations



Prime Industrial Park location



## Drive Times:

Deerfoot Trail: **7 minutes**  
Macleod Trail: **12 minutes**

Stoney Trail: **8 minutes**  
YYC Airport: **15 minutes**

Calgary Downtown: **9 minutes**  
Glenmore Trail: **17 minutes**



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