

**AVISON  
YOUNG**

# For Lease

2928 18 Street NE, Calgary, Alberta



Avison Young is pleased to present the opportunity to lease ±1,025 SF to ±1,504 SF industrial bays in South Airways Industrial Park, NE Calgary.

**Tyler Wellwood**, Principal  
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## FOR LEASE: 2928 18 Street NE, Calgary, Alberta

### Property details

#### DISTRICT

South Airways Industrial Park

#### ZONING

I-G (Industrial-General)

#### LOADING

1 Drive-In (per bay)

#### UNIT SIZE

$\pm$  1,025 SF |  $\pm$  1,504 SF

#### AVAILABILITY

Immediately

#### NET RENT

\$12.00 PSF

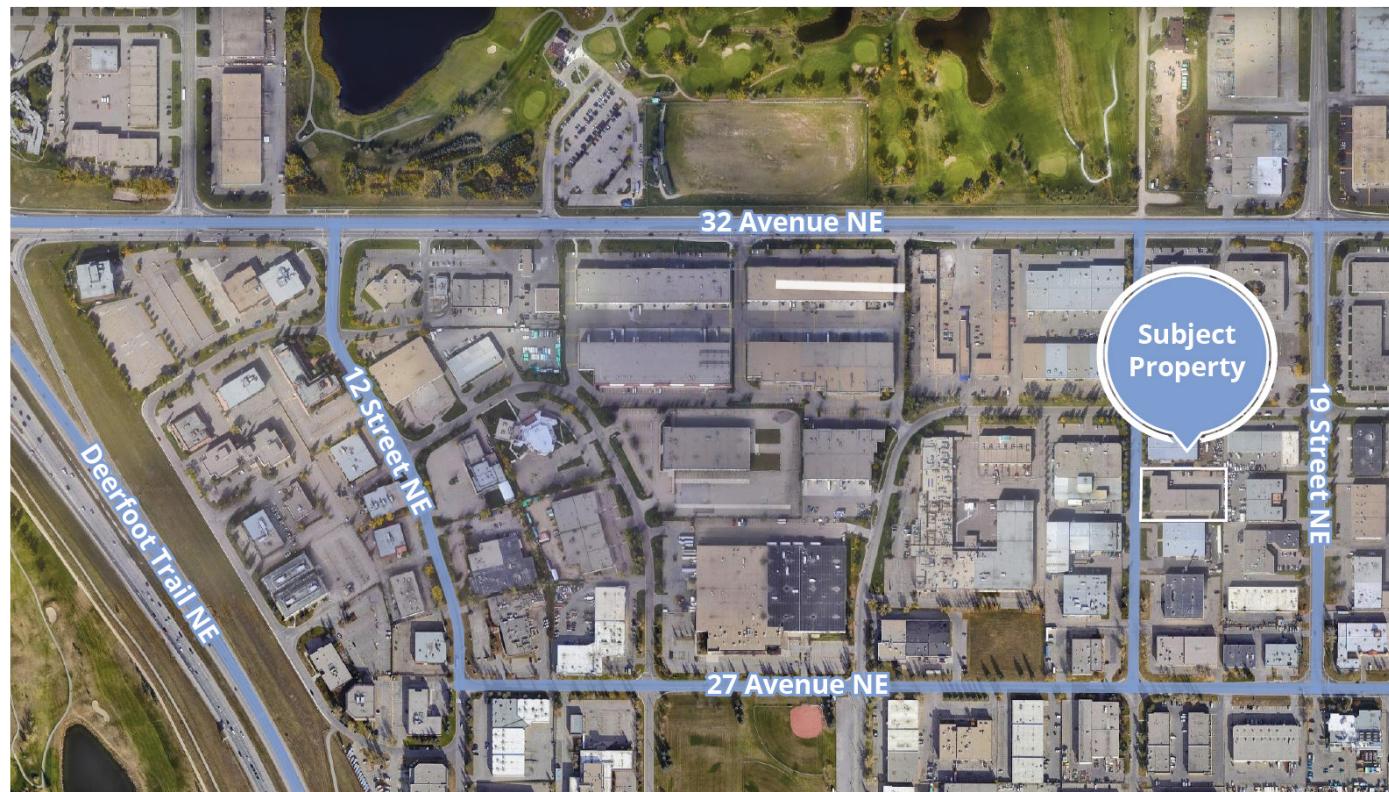
#### ADDITIONAL RENT

\$9.95 PSF (2024 est.)

### Opportunity

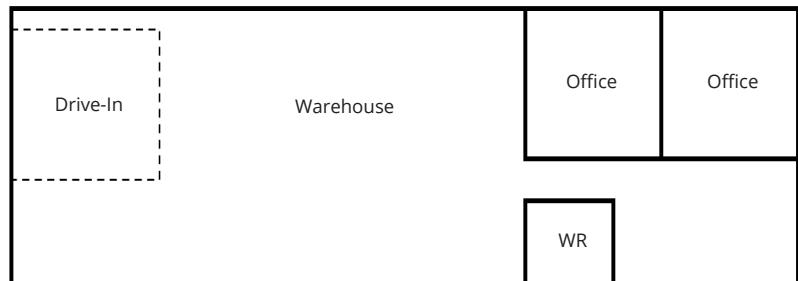
Avison Young is pleased to present the opportunity to lease  $\pm$  1,025 SF to  $\pm$  1,504 SF industrial and office bays located in South Airways Industrial Park.

- Assigned parking stalls per each bay
- Rear truckcourt has available yard space
- Multiple access points to the property
- Direct Access to 32 Avenue NE and Deerfoot Trail NE



## Unit 3 Details

UNIT 3	
Office SF	± 400
Warehouse SF	± 1,104
<b>Total SF</b>	<b>± 1,504</b>
Power	100 Amps
Clearance	16.0'
Loading	1 Drive-in Door (12' x 12')
Net Rent	\$12.00 PSF
Additional Rent	\$9.95 PSF (2024 est.)
Available	Immediately



- 2 assigned parking stalls
- 2 built-out offices and warehouse
- ± 400 SF of bonus mezzanine space
- New vinyl plank floors
- Airconditioned unit



## Unit 5 Details

### UNIT 5

Office SF	± 400
Warehouse SF	± 1,104
Total SF	<b>± 1,504</b>

Power 100 Amps

Clearance 16.0'

Loading 1 Drive-in Door (12' x 12')

Net Rent \$12.00 PSF

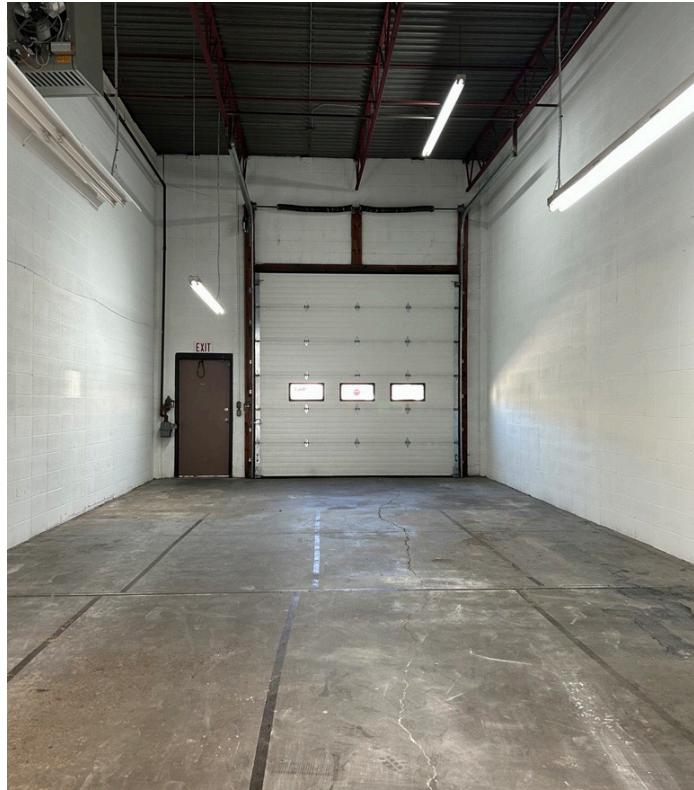
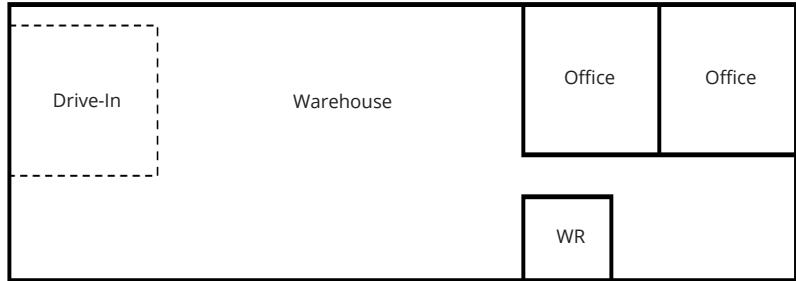
- 2 assigned parking stalls

Additional Rent \$9.95 PSF (2024 est.)

- 2 built-out offices and warehouse

Available Immediately

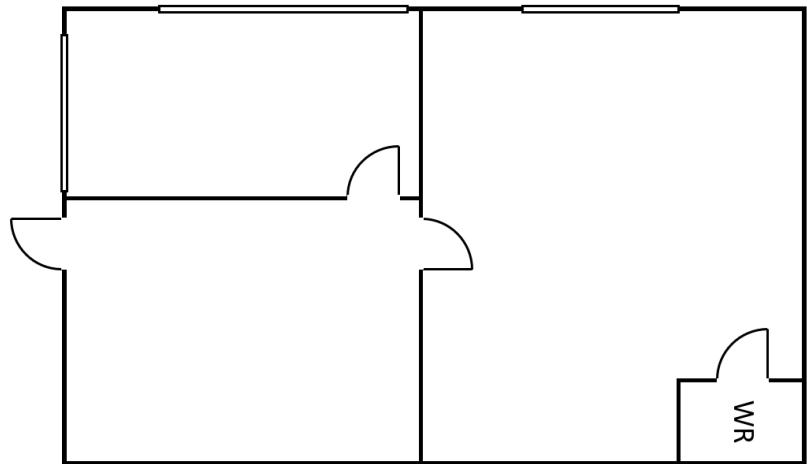
- ± 400 SF of bonus mezzanine space



## Unit 11 Details

### UNIT 11

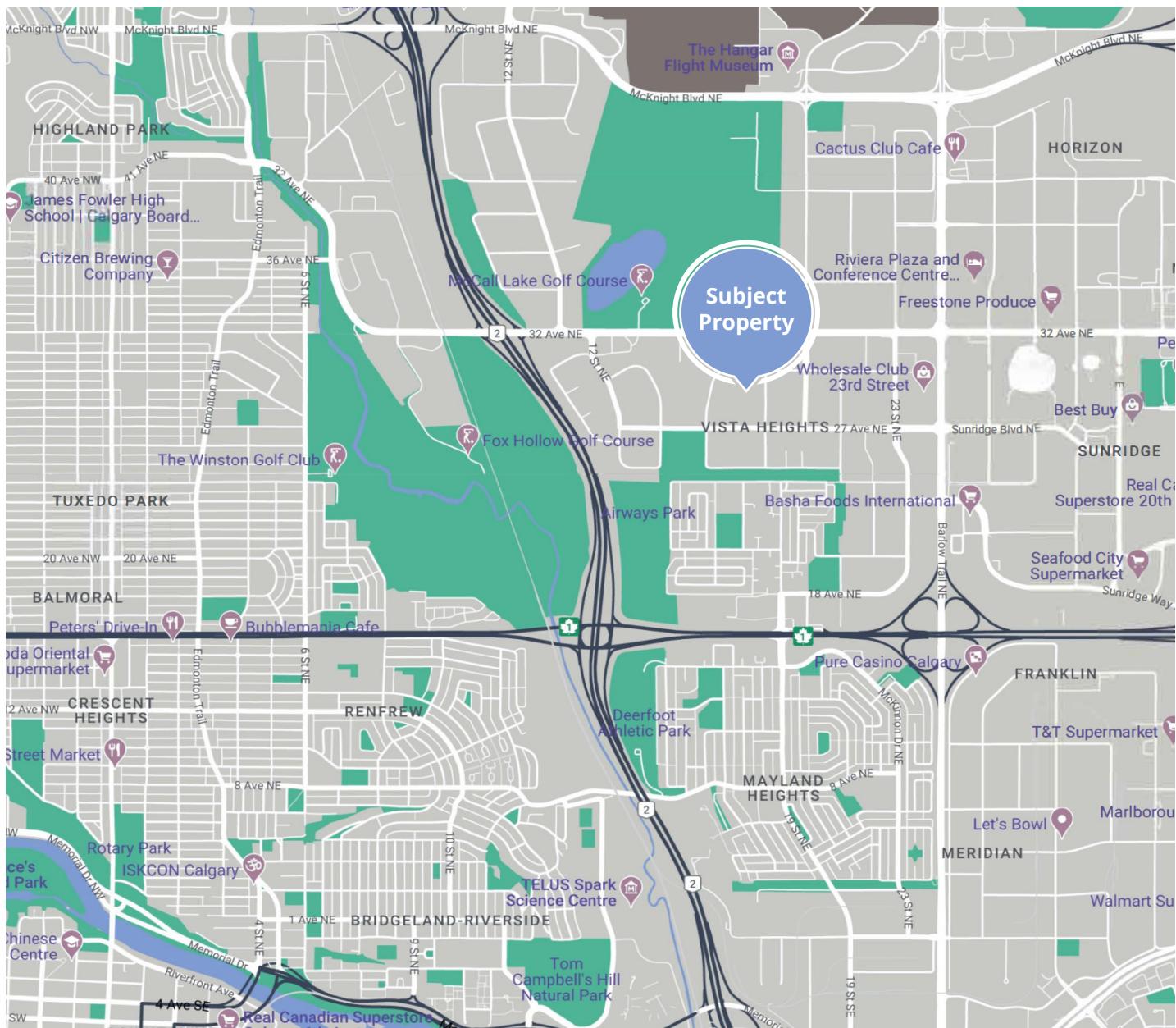
Office SF	$\pm 1,025$
Warehouse SF	-
Total SF	$\pm 1,025$
Power	100 Amps
Clearance	-
Loading	-
Net Rent	\$12.00 PSF
Additional Rent	\$9.95 PSF (2024 est.)
Available	Immediately



- High-glazing windows on two sides of the office
- Office space only - no warehouse or loading
- 2 assigned parking stalls



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**For more Information:**

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