

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

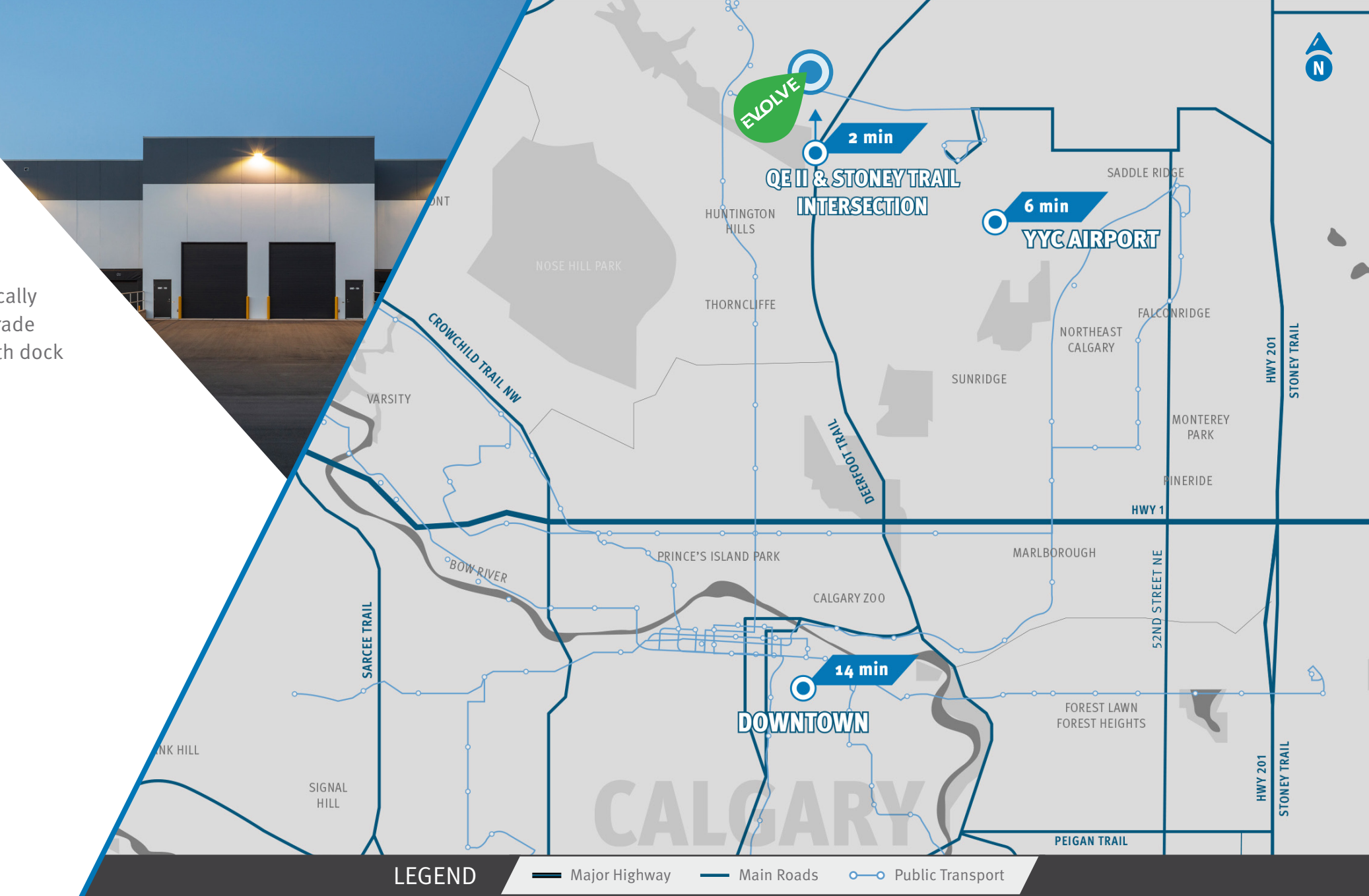


OCCUPANCY DATE

September 1, 2025

UNIT
FEATURES

| | | |
|--|---|--|
|  <div>CONSTRUCTION</div> <div>Pre-cast concrete</div> |  <div>CEILING HEIGHT</div> <div>26’ clear</div> |  <div>ROOFING</div> <div>EPDM roofing system</div> |
|  <div>LOADING</div> <div>2 (8’6” x 10’) Dock Doors (with 40,000 lbs levellers) 1 (12’ x 14’) Ramped Drive-In Door</div> |  <div>ELECTRICAL SERVICE</div> <div>200 amps per bay</div> |  <div>RECIRCULATION FANS</div> <div>Ceiling fans</div> |
|  <div>SPRINKLERS</div> <div>ESFR sprinkler system</div> |  <div>DOCK LEVELLERS</div> <div>Electric (6’ x 8’, 40,000 lbs)</div> |  <div>MEZZANINE</div> <div>Concrete</div> |
|  <div>LIGHTING</div> <div>High efficiency LED fixtures</div> |  <div>WAREHOUSE INTERIOR</div> <div>Skylight & primed interior walls</div> |  <div>HEATING</div> <div>2 gas-fired unit heaters per bay</div> |



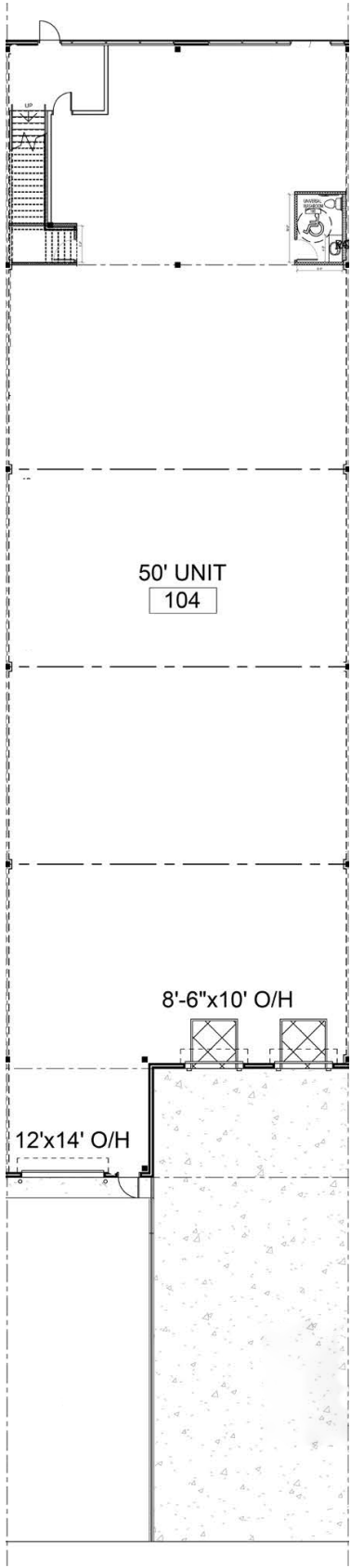
UNIT DETAILS

| | | | |
|------------|--|----------------|---|
| 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) |
| LOADING | <ul style="list-style-type: none">2 (8'6" x 10') Dock Doors (with 40,000 lbs levellers)1 (12' x 14') Ramped Drive-in Door | PROPERTY TAXES | \$43,335 (2025) |
| POWER | 200 amps @ 600 volts (TBV) | CONDO FEES | \$1,296.99/month (2024/2025) (including GST) |
| | | FEATURES | <ul style="list-style-type: none">Dual compartment sump at drive-in doorForklift charging venting6' x 6' skylights in warehouse |

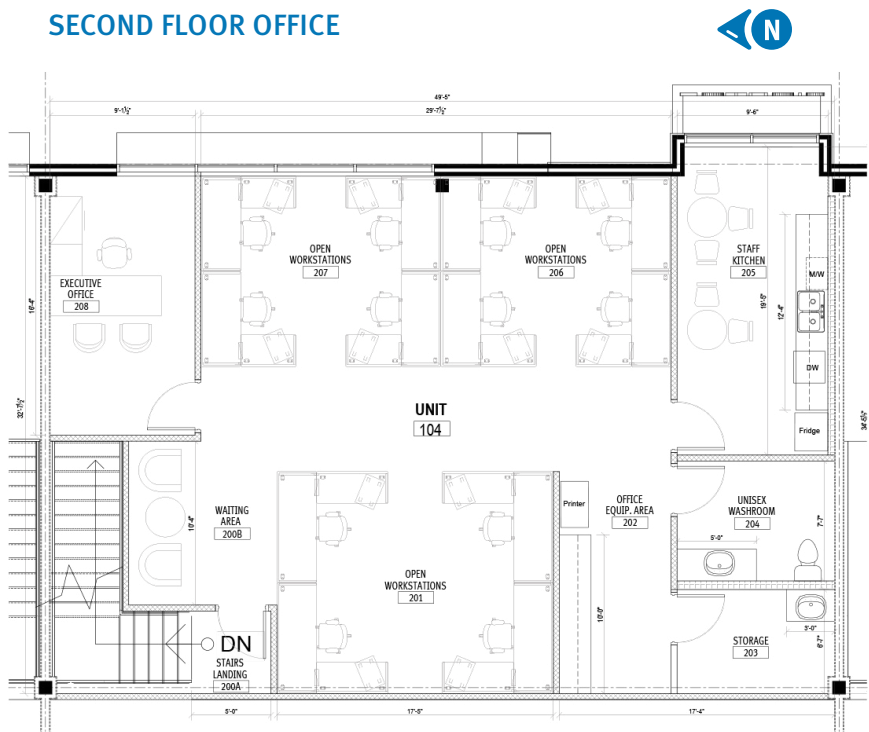


FLOORPLAN

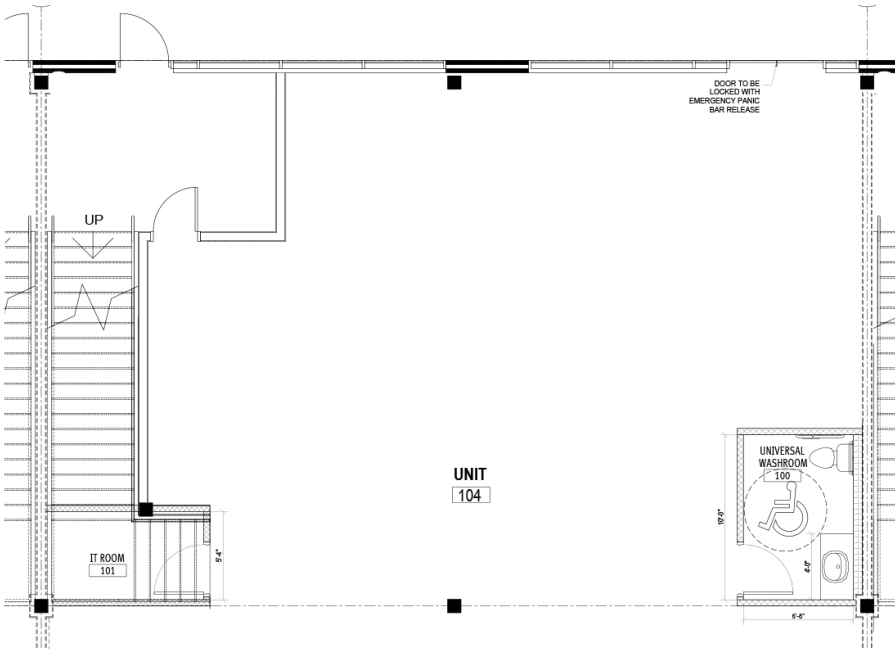
MAIN FLOOR



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





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Beedie/ Built for good

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