

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



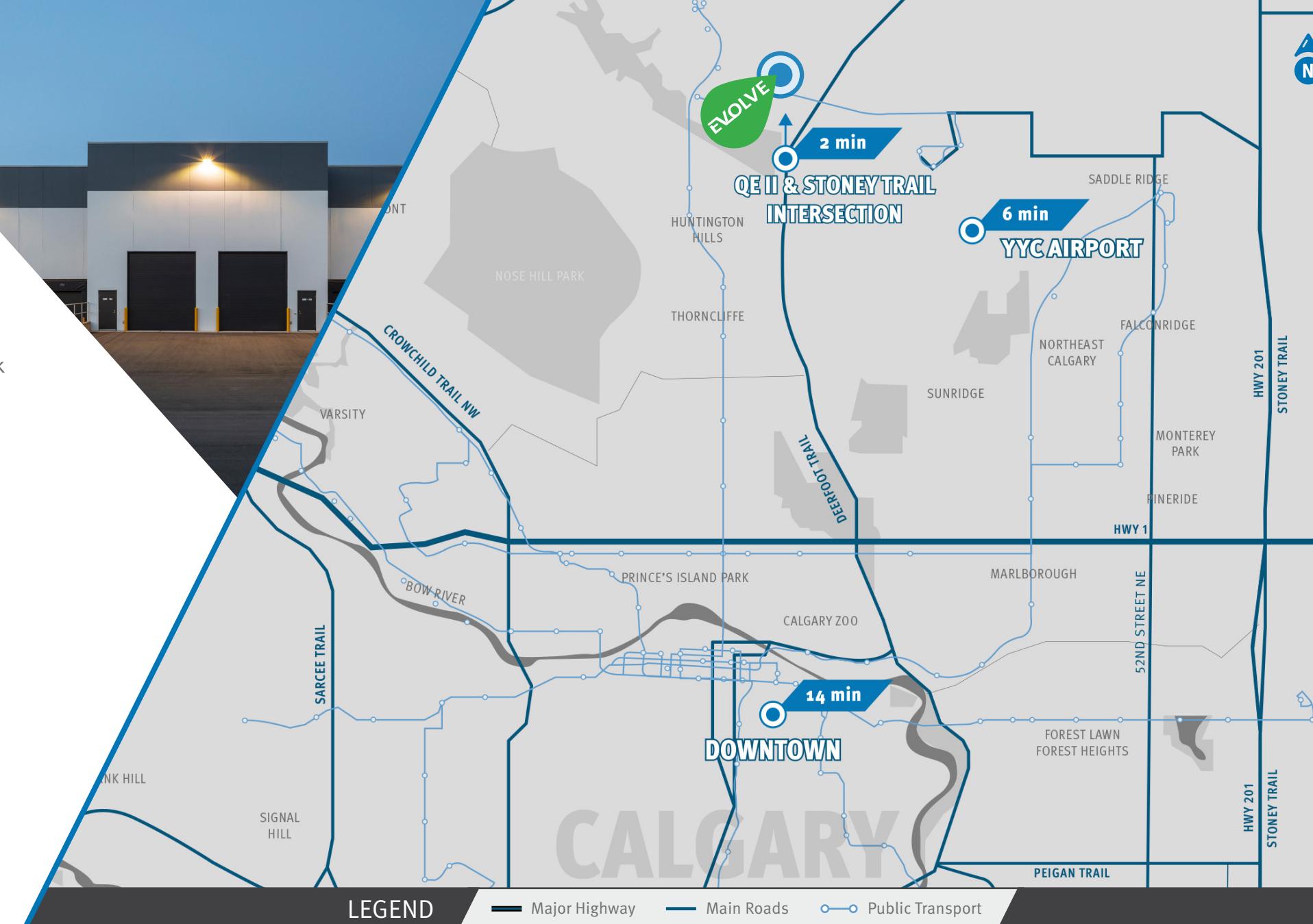
DISTRICT

Stoney



OCCUPANCY DATE

September 1, 2025



UNIT FEATURES

CONSTRUCTION

Pre-cast concrete

LOADING

2 (8'6" x 10') Dock Doors (with 40,000 lbs levellers)
1 (12' x 14') Ramped Drive-In Door

SPRINKLERS

ESFR sprinkler system

LIGHTING

High efficiency LED fixtures

CEILING HEIGHT

26' clear

ELECTRICAL SERVICE

200 amps per bay

DOCK LEVELLERS

Electric (6' x 8', 40,000 lbs)

WAREHOUSE INTERIOR

Skylight & primed interior walls

ROOFING

EPDM roofing system

RECIRCULATION FANS

Ceiling fans

MEZZANINE

Concrete

HEATING

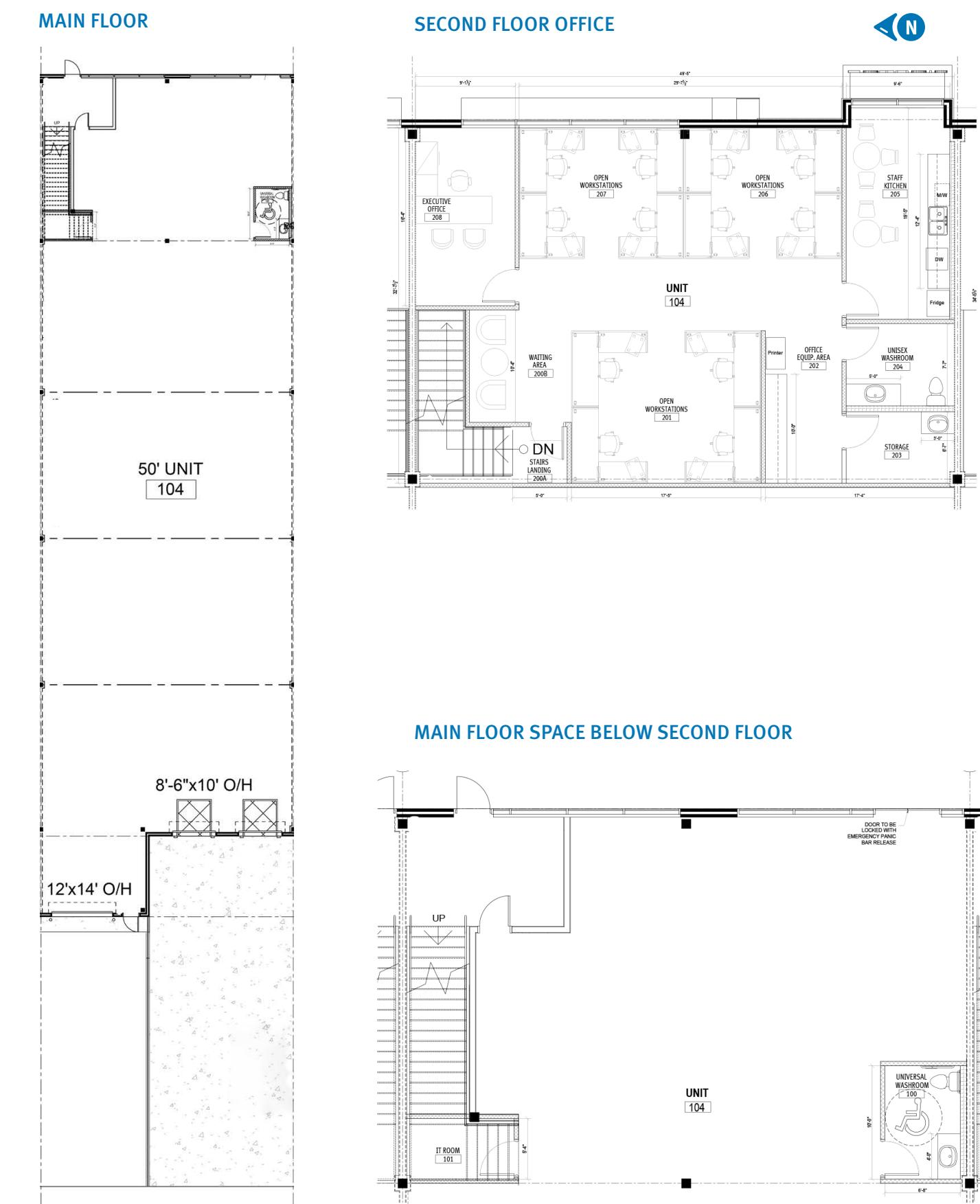
2 gas-fired unit heaters per bay

UNIT DETAILS

YEAR BUILT	2017
SIZE	Second Floor Office: 1,708 SF Warehouse: 7,910 SF Total: 9,617 SF
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
POWER	200 amps @ 600 volts (TBV)



FLOORPLAN



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.

EVOLVE AT DISTRICT

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www.beedie.ca