

NORTHEAST INDUSTRIAL BAY WITH YARD

// 18,718 SF with Large Fenced Yard

FOR LEASE

3501 23 Street NE, Unit 111, Calgary, AB



Lead Broker

Manny Verdugo, SIOR Vice President | Associate
403.383.7142 | mverdugo@cdnglobal.com

CDN Global Advisors Ltd. 736 6th Ave SW, Suite 1010
Calgary, Alberta T2P 3T7 www.cdnglobal.com

CDNGLOBAL[®]
Commercial Real Estate Advisors

PROPERTY HIGHLIGHTS // 3501 23 Street NE, Unit 111



District: North Airways Industrial

Zoning: I-G (Industrial General)

Square Footage Breakdown:	Main Floor Office:	1,805 SF
	Second Floor Office:	3,649 SF
	Warehouse:	13,264 SF
	Total:	18,718 SF

Clear Height: 21'6"

Loading: 4 Drive-in (10'w x 12'h)
3 Drive-in (12'w x 14'h)

Power: Heavy (TBD)

Lease Rates:	Building Only:	\$13.00 PSF with Steps
	Yard only (± 33,000 SF):	\$1.50 PSF

Operating Costs (Est. 2025): \$9.63 PSF
**Electricity, gas, water and sewage included*

Availability: Immediate

PROPERTY OVERVIEW

- Northeast industrial bay with large fenced yard
- Roughly ± 33,000 SF of yard at \$1.50 PSF
- 1,805 SF of showroom space with private offices
- Second floor office space includes multiples private offices, washrooms, and a lunchroom
- Mezzanine lunchroom at rear of building
- Seven (7) drive-in doors
- Drive through capability
- Electricity, gas, water, and sewage included in operating costs
- Close proximity to 32 Avenue NE, Barlow Trail NE, Deerfoot Trail NE, and YYC International Airport



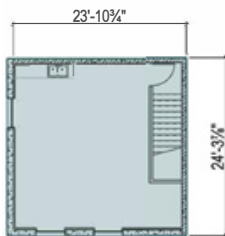
PROPERTY PICTURES // 3501 23 Street NE, Unit 111



FLOOR PLAN



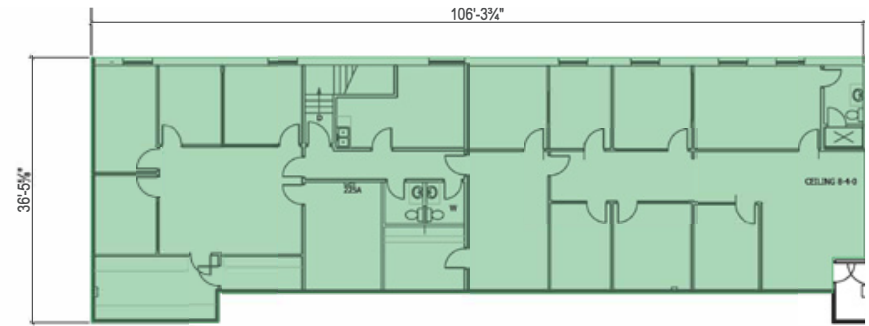
MEZZANINE
LUNCHROOM



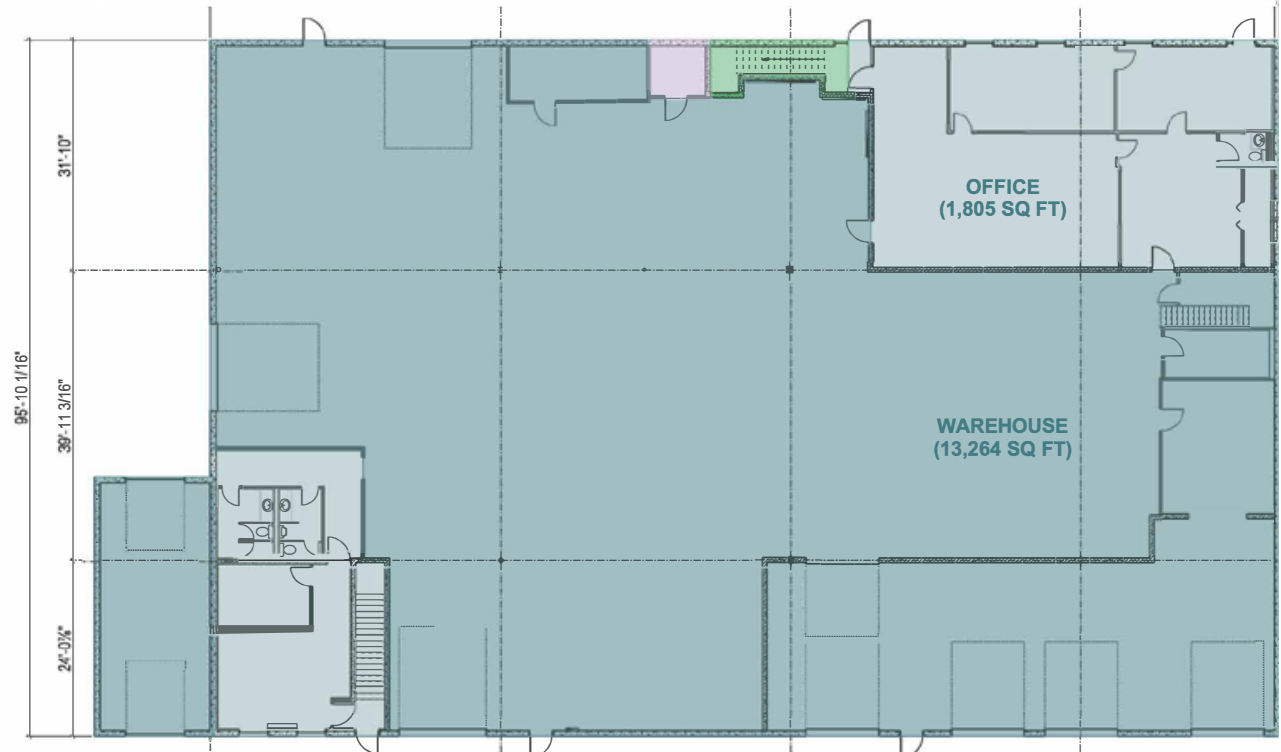
Lead Broker

Manny Verdugo, SIOR Vice President | Associate
403.383.7142 | mverdugo@cdnglobal.com

SECOND FLOOR OFFICE



MAIN FLOOR



This communication is intended for general information only and not to be relied upon in any way. Consequently no responsibility or liability whatsoever can be accepted by CDNGLOBAL for any loss or damage resulting from any use of, reliance on or reference to the contents of this document, including hypertext links to external sources. In addition, as a general communication, this material does not necessarily represent the view of CDNGLOBAL in relation to particular properties or projects. This communication is not intended to cause or induce breach of any agency agreement. Reproduction or distribution of this communication in whole or in part is not allowed without prior written approval of CDNGLOBAL.