




UNITS 1, 2 & 3

POTENTIAL YARD  
/ PARKING

 **JLL** SEE A BRIGHTER WAY

# For lease

655 - 42 Avenue NE

Calgary, AB

- ±13,927 s.f. available
- Dock and drive-in loading
- Potential yard space available
- Immediate access to Edmonton Trail, 32 Avenue NE, McKnight Blvd NE and Deerfoot Trail

CLICK OR SCAN FOR  
VIRTUAL TOUR OF  
UNITS 1, 2 & 3:



# Property Details

## Units 1, 2 & 3

<b>District</b>	Greenview Industrial Park
<b>Zoning</b>	I-G (Industrial General)
<b>Unit Size</b>	Warehouse ± 10,956 s.f. Second Floor Office ± 2,971 s.f. Total ± 13,927 s.f.
<b>Loading</b>	2 (12' x 14') dock 1 (12' x 14') drive-in
<b>Ceiling Height</b>	21' clear
<b>Power</b>	TBV
<b>Heating</b>	Forced Air
<b>Lease Rate</b>	\$11.95 p.s.f.
<b>Operating Costs</b>	\$5.61 p.s.f. (2025)
<b>Availability</b>	Immediately

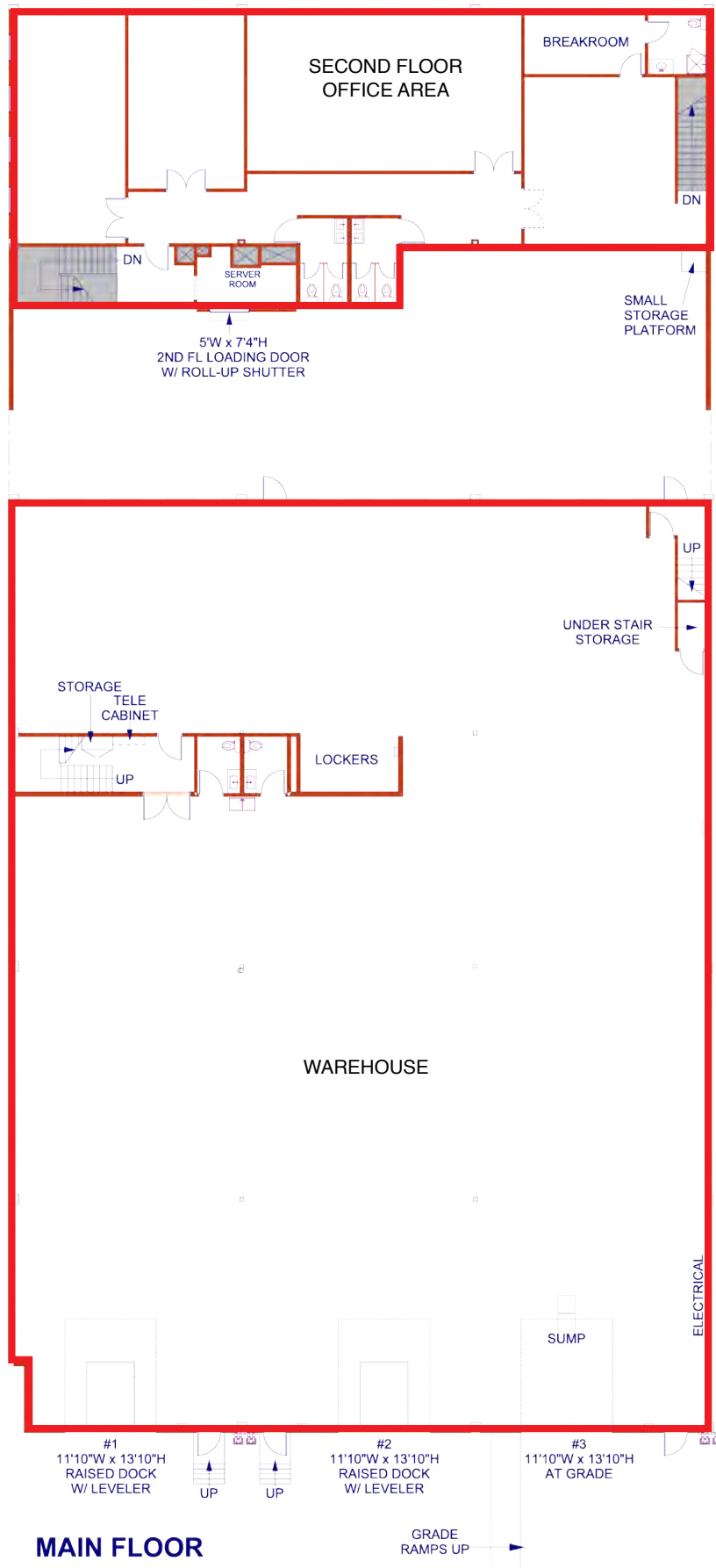


## Highlights

- Newly renovated office build out
- Concrete block demising walls
- Drainage in warehouse
- Equipped with fibre Internet
- Quick access to major Northeast thoroughfares
- Yard area negotiable

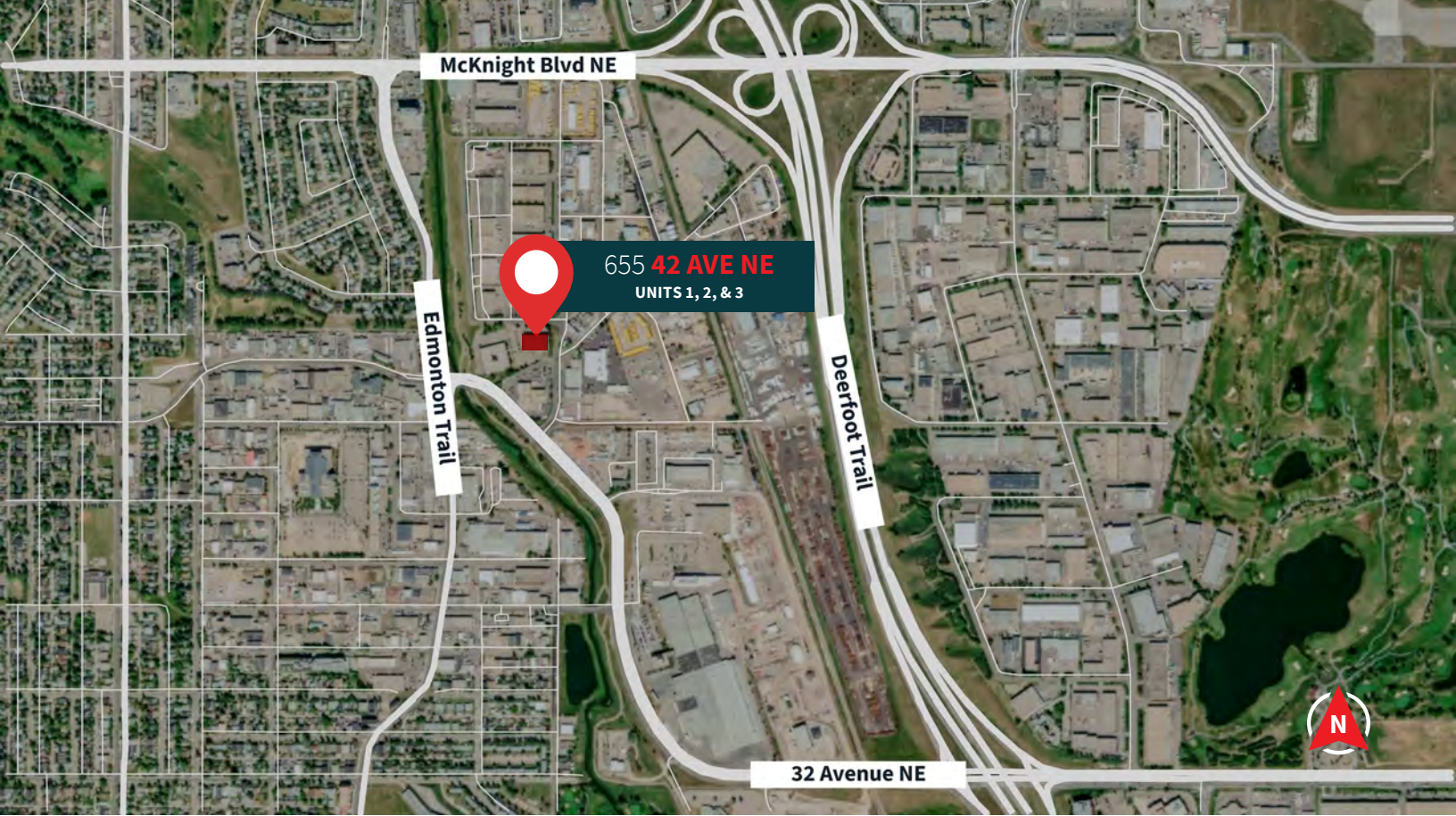








# Building Floor Plan



CLICK OR SCAN FOR  
VIRTUAL TOUR OF  
UNITS 1, 2 & 3:





- |  |                        |                             |   |                               |                             |
|--|------------------------|-----------------------------|---|-------------------------------|-----------------------------|
|   | Trans-Canada (Hwy 1)   | <b>5 minute / 4 km</b>      |   | Stoney Trail NE               | <b>12 minutes / 11.2 km</b> |
|  | Deerfoot Trail (Hwy 2) | <b>4 minutes / 1.9 km</b>   |  | Downtown Calgary              | <b>10 minutes / 6.1 km</b>  |
|  | Glenmore Trail         | <b>12 minutes / 13.8 km</b> |  | Calgary International Airport | <b>10 minutes / 9.5 km</b>  |

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## 655 - 42 Avenue NE

For more information, please contact:

- |   |  |  |
|---|--|--|
| <p><b>Chris Saunders</b><br/><i>Lead Broker</i><br/>Executive Vice President<br/>+1 403 456 2218<br/>chris.saunders@jll.com</p> | <p><b>Austin Smith</b><br/><i>Lead Broker</i><br/>Vice President<br/>+1 403 456 2 197<br/>austin.smith@jll.com</p> | <p><b>Troy Robinson</b><br/><i>Lead Broker</i><br/>Associate<br/>+1 403 670 7353<br/>troy.robinson@jll.com</p> |
| <p><b>Marshall Toner</b><br/>EVP, National Industrial<br/>+1 403 456 2214<br/>marshall.toner@jll.com</p>                        | <p><b>Ryan Haney</b><br/>Executive Vice President<br/>+1 403 456 2221<br/>ryan.haney@jll.com</p>                   | <p><b>Carey Koroluk</b><br/>Vice President<br/>+1 403 456 2346<br/>carey.koroluk@jll.com</p>                   |



**JLL Calgary Industrial**  
3900 - 855 2nd Street SW  
Calgary, AB  
+1 403 456 2233