

**AVISON
YOUNG**

For Lease

2928 18 Street NE, Calgary, Alberta



Avison Young is pleased to present the opportunity to lease $\pm 1,025$ SF to $\pm 2,490$ SF industrial bays in South Airways Industrial Park, NE Calgary.

Tyler Wellwood, Principal
403 232 4386
tyler.wellwood@avisonyoung.com

Cody Arseneault, Associate
403 819 4400
cody.arseneault@avisonyoung.com

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

± 1,025 SF | ± 1,504 SF | ± 2,490 SF

AVAILABILITY

Immediately

NET RENT

\$12.00 PSF

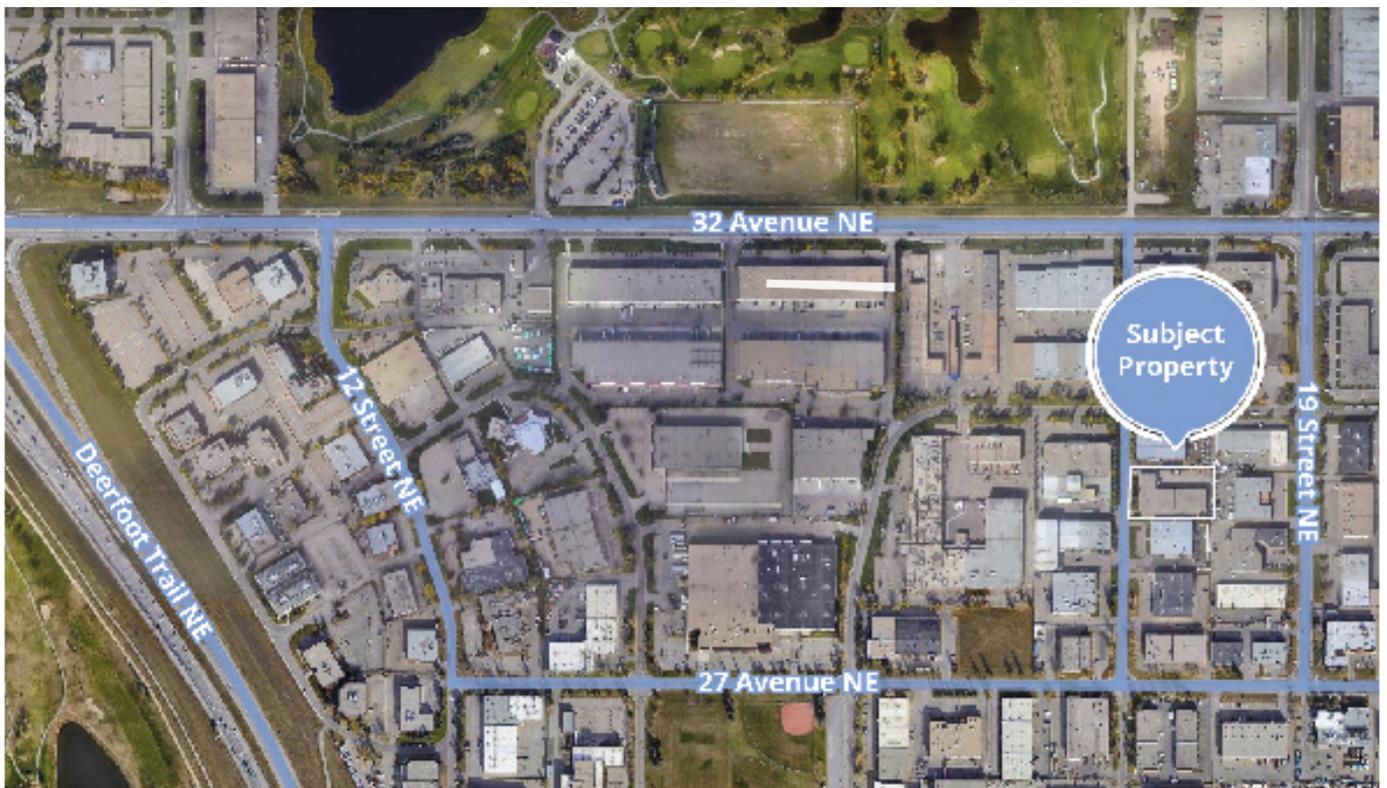
ADDITIONAL RENT

\$9.95 PSF (2024 est.)

Opportunity

Avison Young is pleased to present the opportunity to lease ±1,025 SF to ±2,490 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

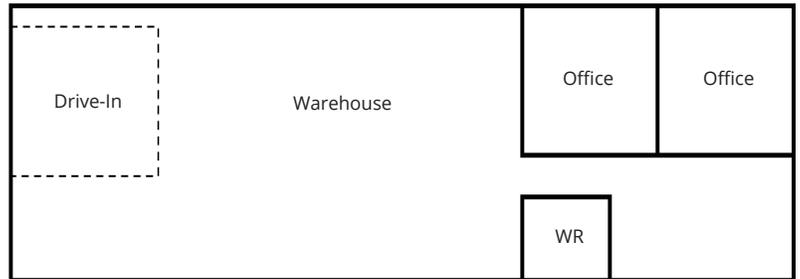


Unit 3 Details

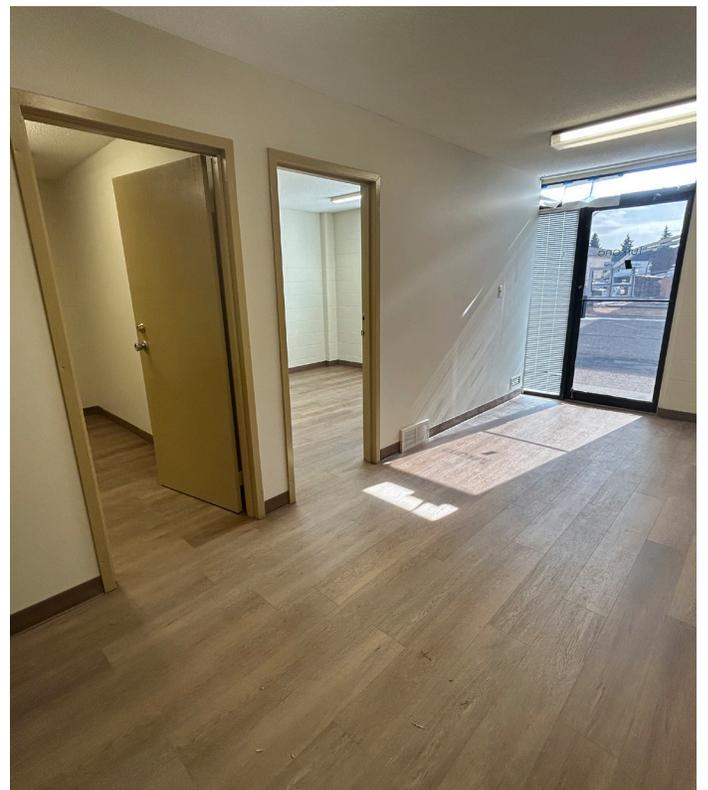
UNIT 3

| | |
|-----------------|----------------|
| Office SF | ± 400 |
| Warehouse SF | ± 1,104 |
| Total SF | ± 1,504 |

| | |
|-----------------|-----------------------------|
| 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

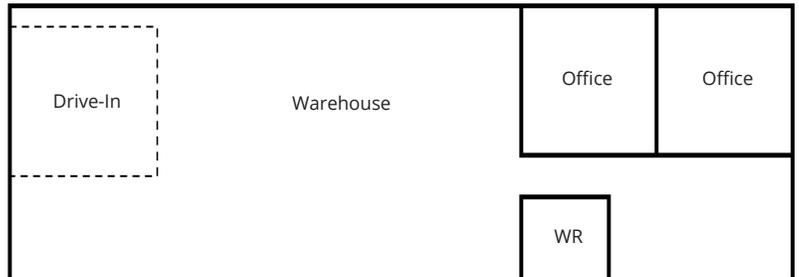


Unit 5 Details

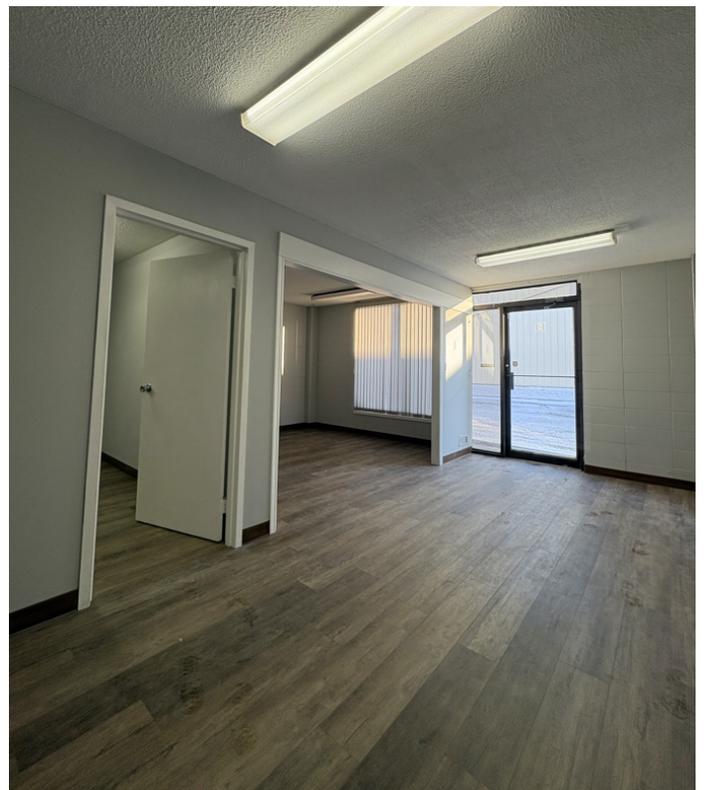
UNIT 5

| | |
|-----------------|----------------|
| Office SF | ± 400 |
| Warehouse SF | ± 1,104 |
| Total SF | ± 1,504 |

| | |
|-----------------|-----------------------------|
| 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 |

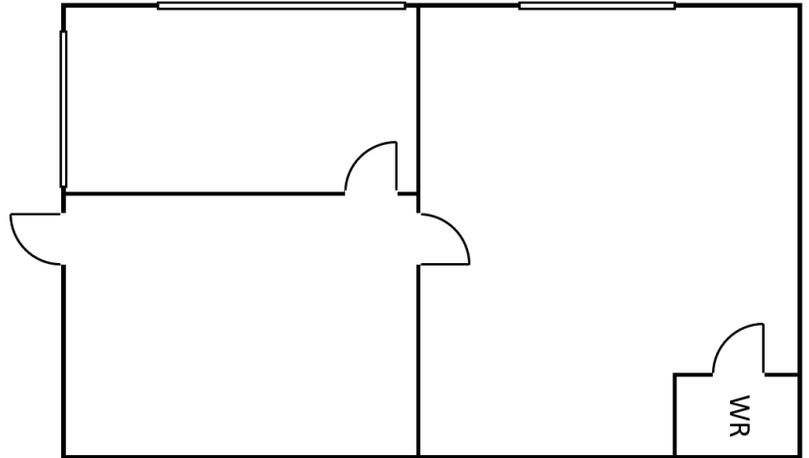


- 2 assigned parking stalls
- 2 built-out offices and warehouse
- ± 400 SF of bonus mezzanine space



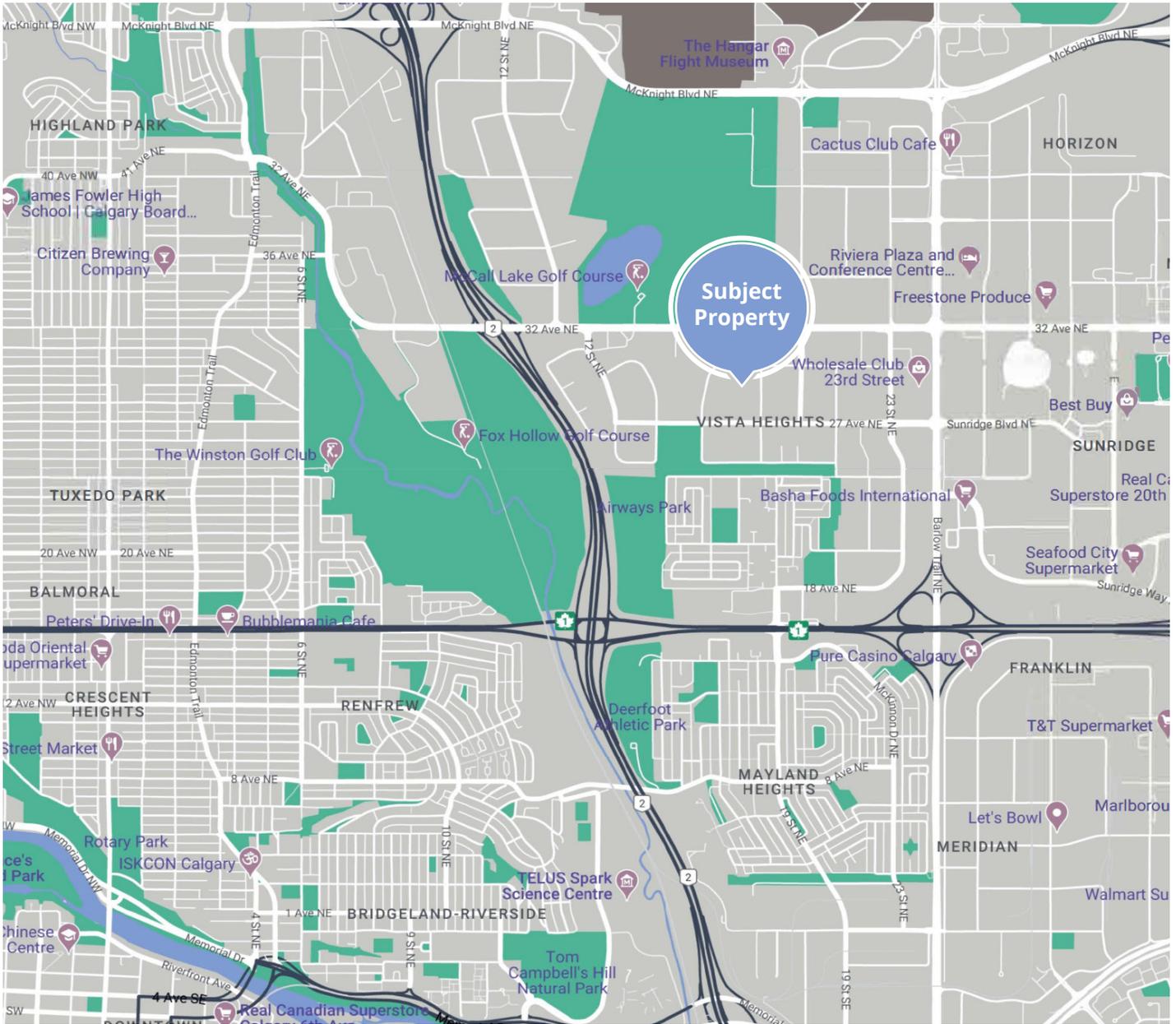
Unit 11 Details

| UNIT 11 | |
|-----------------|------------------------|
| Office SF | ± 1,025 |
| Warehouse SF | - |
| Total SF | ± 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





For more Information:

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Suite 4300 - 525 8 Avenue SW
Calgary, AB T2P 1G1, Canada

avisonyoung.ca

