



2,304 ± SF SHOWROOM & WAREHOUSE

3419 12 Street NE , Unit 10

Calgary, AB

- Great location with excellent exposure to 32nd Avenue NE.
- Conveniently located 10 minutes from the Calgary International Airport and 10 minutes from the downtown core.
- A mix of showroom and warehouse space with one dock door.
- Ample parking available on site.
- **2,304+ SF is the chargeable area plus bonus 1,420+ SF mezzanine (free of charge)**
- **Access for 53' trailer.**



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3419 12 Street NE , Unit 10

Calgary, AB

Submarket: McCall

Zoned: Industrial General (I-G)

Total Area: 3,724 ± SF (including mezz)

Showroom: 1,420 ± SF

Warehouse: 884 ± SF

Mezzanine: 1,420 ± SF (free of charge)

Lease Rate: \$15.00/SF/annum

Op. Costs \$7.07/SF/annum (est.2023)

Power: 125 amp, 3 ph (TBV)

Loading: 1 dock door (10'x 8')

Ceiling Height: 22'

Term: 5 years

Availability: August 1, 2023



Floor Plan



