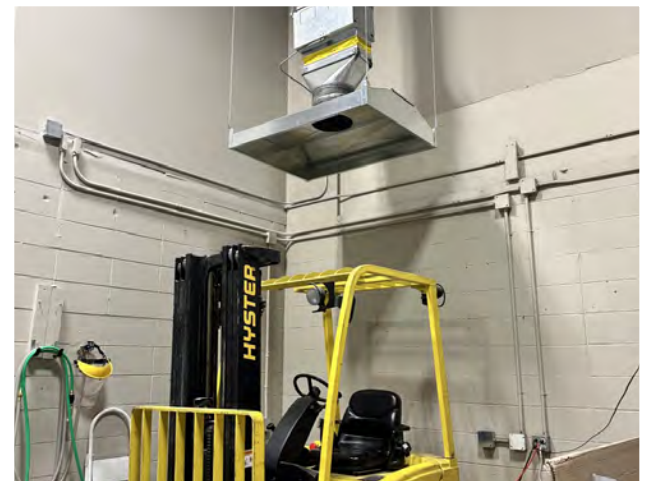
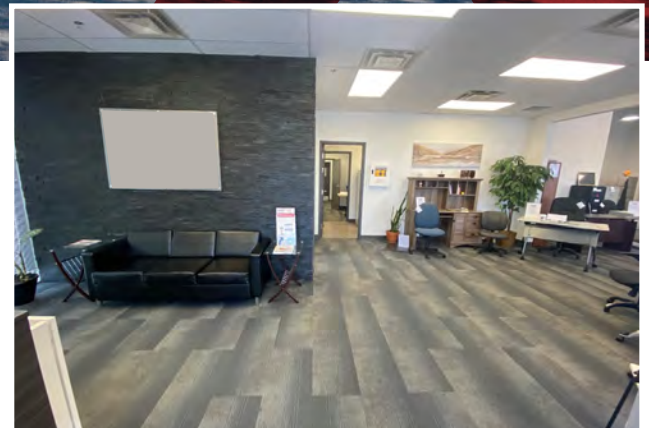




6,857 ± SF SHOWROOM & WAREHOUSE

1245 34 Avenue NE, Unit 1, 2 & 3 Calgary, AB

- Great location with excellent exposure to 32nd Avenue NE and 12th Street NE
- Conveniently located 10 minutes from the Calgary International Airport and 10 minutes from the downtown core
- A mix of office and showroom space with
- **Three dock loading doors, one with leveler**
- **Access for 53' trailer**
- **Make-up air plus forklift HRV included**
- Ample random parking available on site
- Sprinklered
- Racking Negotiable



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6,857 ± SF SHOWROOM & WAREHOUSE

1245 34 Avenue NE , Unit 1, 2 & 3

Calgary, AB

Submarket: McCall

Zoning: Industrial General (I-G)

Total Area: 6,857 ± SF

Lease Rate: \$14.00/SF/annum

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

Ceiling Height: 22' Clear Warehouse (TBV)

Loading: 3 dock doors (10' x 8')

Power: 3 Phase -125 AMP (TBV)

Heating: Forced Air

Availability: July 1, 2023



Floor Plan

