



Office/Warehouse Flex Bay

Unit 9, 3419 12 Street NE, Calgary, AB T2E 6S6

PROPERTY HIGHLIGHTS

- Prime location on the South-Western edge of McCall, one of Calgary's most central and established industrial areas
- Excellent exposure just off 32nd Ave, with quick access to Deerfoot Trail, Barlow Trail, and McKnight Blvd
- 10 minutes to Calgary International Airport, 12 minutes to downtown
- Zoned I-G which supports a wide range of industrial and service-based uses
- Efficient layout with 3 private offices, 2 washrooms, and a bright warehouse space

PROPERTY DETAILS

ZONING	I-G (Industrial General)
TOTAL AREA	±2,323 SF
LEASE RATE	Market
OP COST	\$7.83 PSF
POWER	125 Amps, 3 phase (TBV)
CEILING HEIGHT	22'
LOADING	1x Dock door (8' x 9'3.5")
OCCUPANCY	Negotiable - 30 days

For more info,
please contact:



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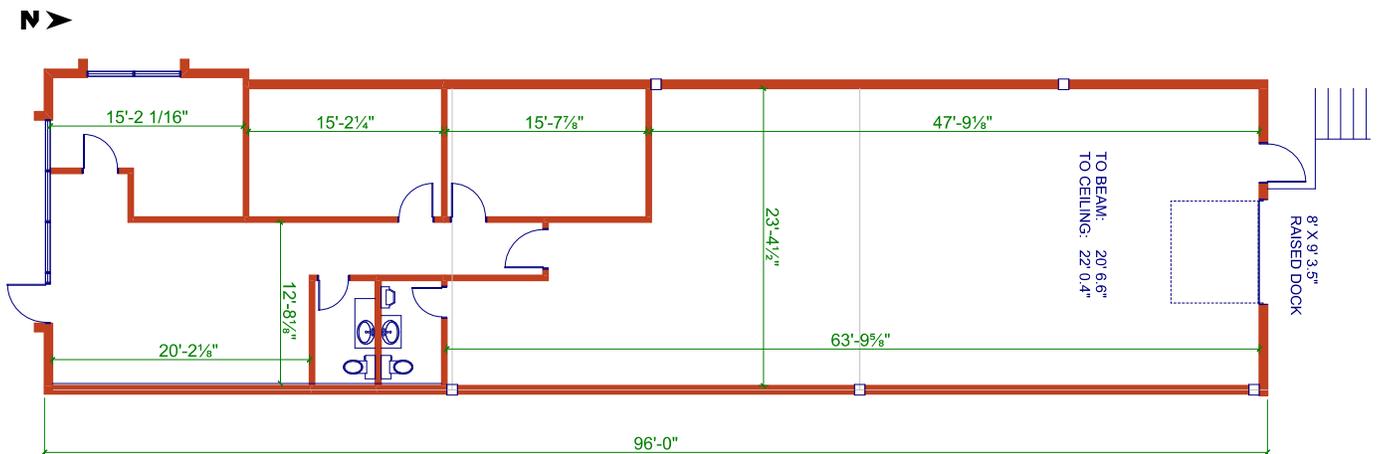
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FLOORPLAN



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