



Industrial Flex Bay with Office/Showroom McCall | Calgary

PROPERTY OVERVIEW

- Located in Calgary's established McCall community
- Well suited for small businesses, service providers, or light industrial users
- Includes functional showroom/office space with warehouse area with one dock loading door
- Convenient Northeast Calgary location with quick access to, 32nd Avenue, Deerfoot Trail, McKnight Boulevard, Barlow Trail and 16th Avenue / Trans-Canada Highway
- Close to a variety of nearby amenities
- Part of a well-maintained building, professionally managed by NAI Advent
- Available immediately, option for headlease.

LEASE DETAILS

SUBDIVISION	McCall
ZONING	I-G (Industrial - General)
TOTAL AREA	±4,653 SF
WAREHOUSE	±2,867 SF
OFFICE	±1,786 SF
LOADING	1 Dock door (8' x 10')
CEILING HEIGHT	22' Clear in warehouse (TBV)
PARKING	Ample parking on site
POWER	200 Amps
SUBLEASE RATE	\$12.00 PSF
OP. COST	\$7.79 PSF (2026)
REMAINING TERM	Until April 2030
OCCUPANCY	Immediate

January 19, 2026

For more information,
please contact:



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PROPERTY LOCATION



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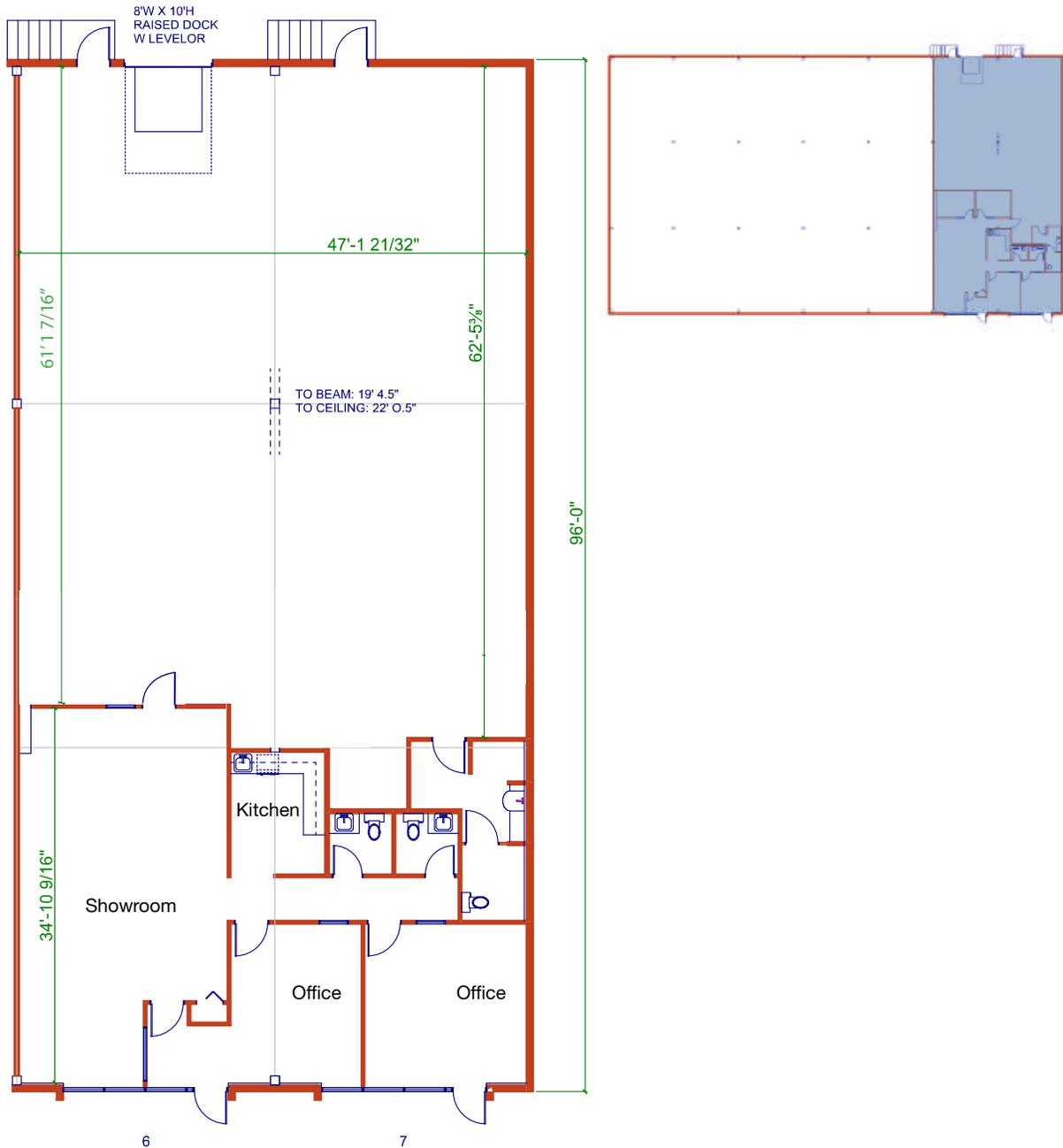


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FLOOR PLAN



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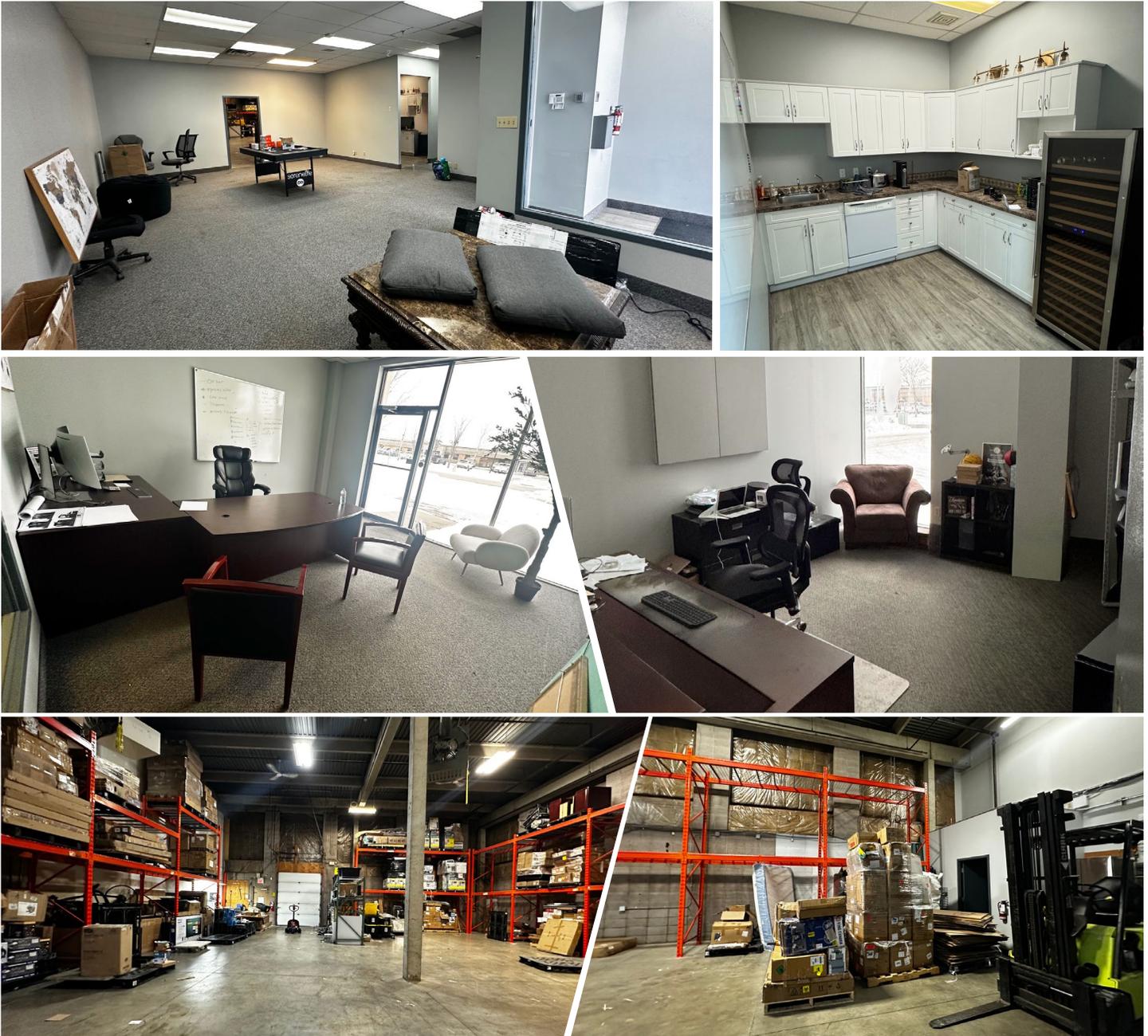


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INTERIOR PHOTOS



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