



# Premium industrial space for lease



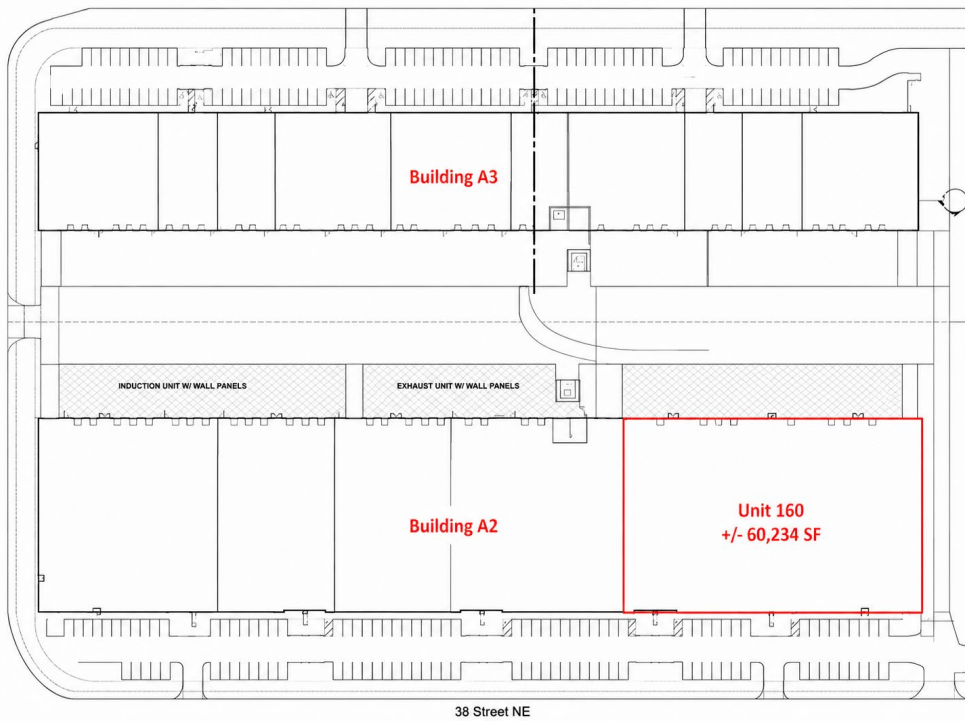
FOR LEASE

8655 38 Street NE, Unit 160

Andrew Borrás  
Senior Director, Leasing  
403 209 3476  
Andrew.borras@colliers.com

Colliers International  
1100 1 Street SE, Suite 300,  
Calgary, Alberta T2G 1B1

Accelerating success.



iPort Saddleridge Building A2, built in 2018, is part of a 240-acre master-planned development in Northeast Calgary, adjacent to Calgary International Airport. The property features excellent exposure along 36 Street NE, modern design, 32' clear ceilings, ESFR sprinklers, flexible dock and drive-in loading, ample parking, and energy-efficient LED warehouse lighting.

## DETAILS

|                 |                          |
|-----------------|--------------------------|
| Building size   | +/- 60,234 SF            |
| Year built      | 2018                     |
| Availability    | March 1, 2027            |
| Lease Rate      | Market                   |
| Additional Rent | \$6.44 (2026 est.)       |
| Zoning          | I-G (Industrial General) |
| Clear height    | 32'                      |
| Parking         | Double row front parking |

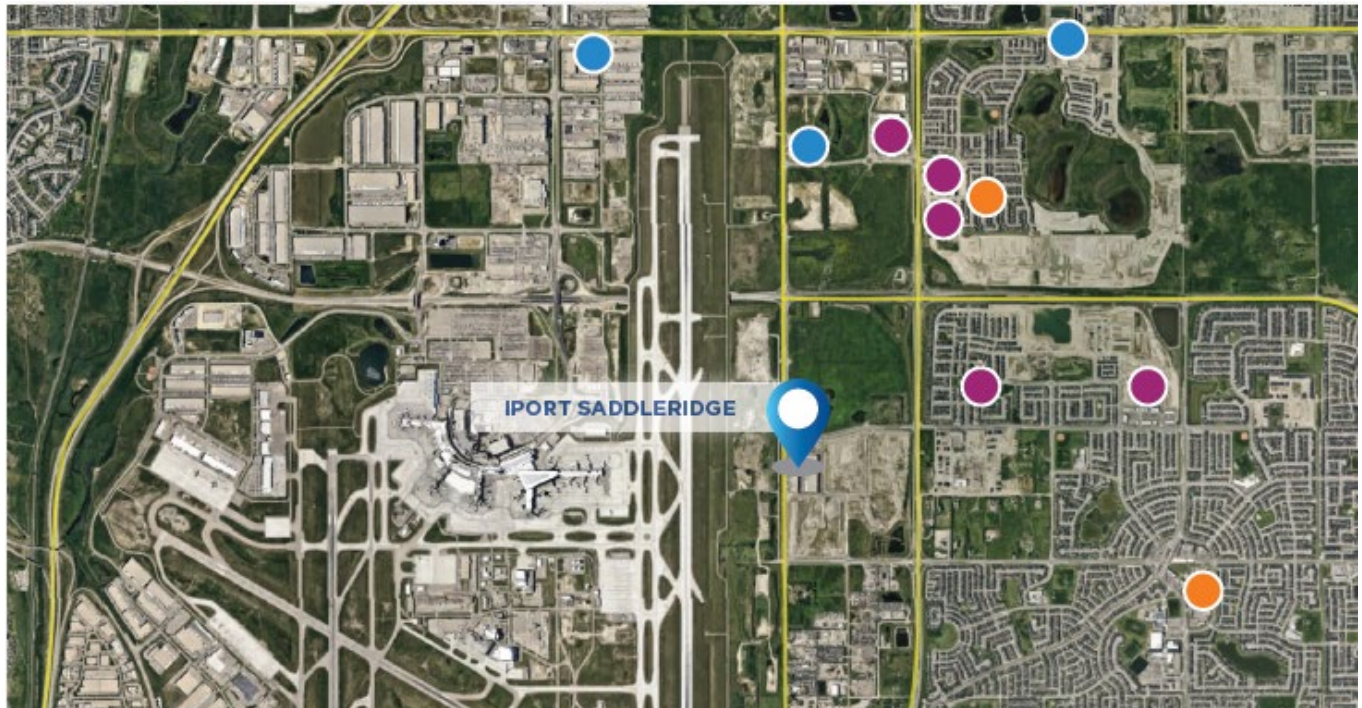


**Andrew Borrás**  
 Senior Director, Leasing  
 403 209 3476  
[Andrew.borras@colliers.com](mailto:Andrew.borras@colliers.com)

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.



# Surrounding Amenities



1. Khan Baba
2. Delhi Express
3. Boston Pizza
4. McDonald's
5. Holy Shakes



1. Mega Sanjha Punjab Grocery
2. Cityscape Eyecare & Dental
3. Apollo Physiotherapy
4. Crown Barbershop
5. Summit Start Daycare



1. CHALO Freshco
2. Shoppers Drug Mart
3. Fruiticana
4. Scotiabank
5. CIBC
6. ATB

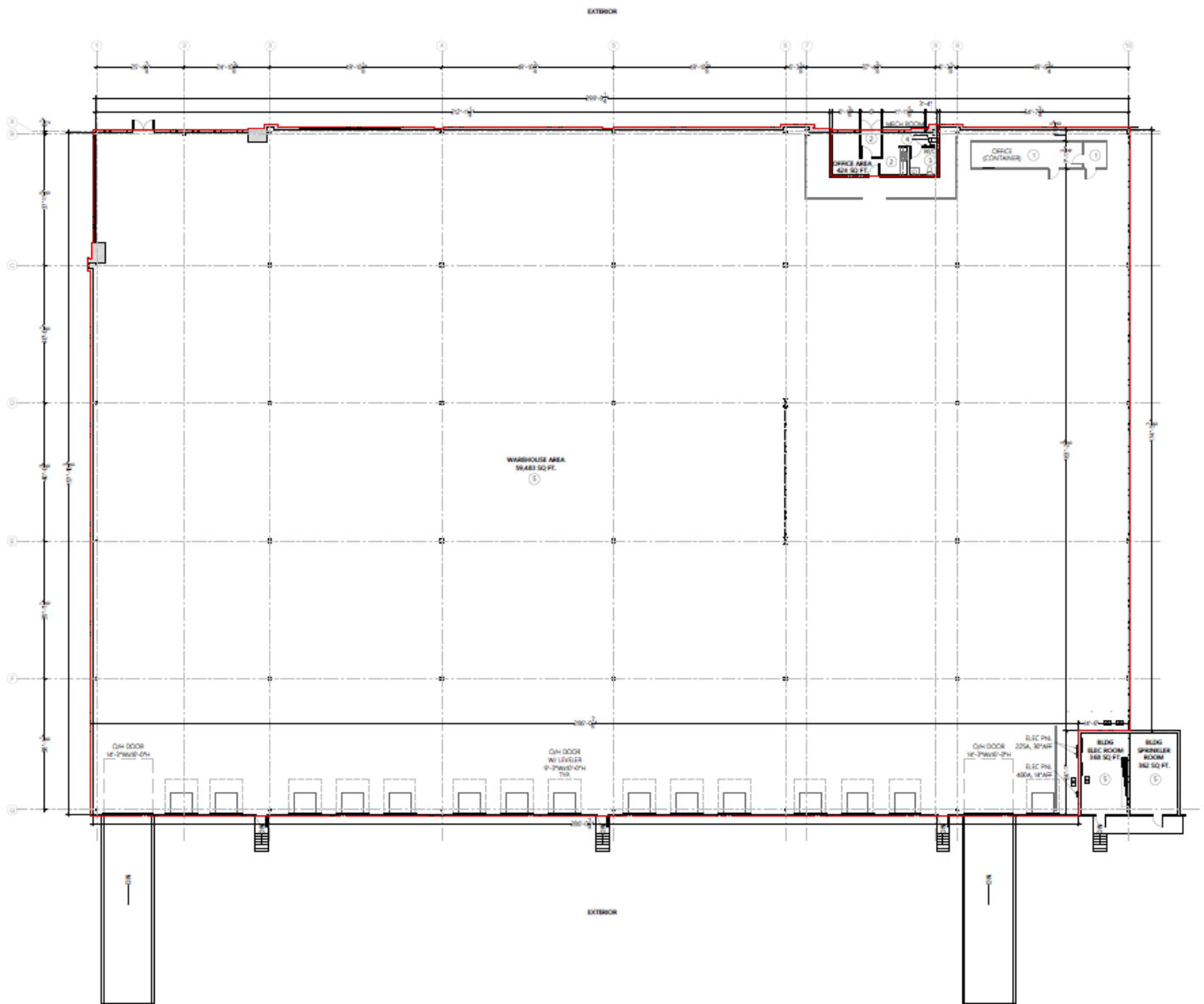


1. Esso
2. Petro Canada
3. Shell



3 minutes: Metis Trail  
 6 minutes: YYC International Airport  
 7 minutes: Barlow Trail NE  
 10 minutes: McKnight Blvd NE

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.



# Suite 160

+/- 60,234 SF

- 424 SF of office area
- 14 Dock doors
- 2 Drive-in doors
- 600 Amp, 600 Volt, 3 Phase (TBV)
- ESFR Sprinklers





**Andrew Borrás**  
Senior Director, Leasing  
403 209 3476  
[Andrew.borras@colliers.com](mailto:Andrew.borras@colliers.com)



Accelerating success.

**Colliers Macaulay Nicolls Inc.**  
1100 1 Street SE, Suite 300  
Calgary, Alberta T2G 1B1

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.

[Colliers.com](https://www.colliers.com)