

FOR LEASE

INDUSTRIAL FLEX SPACE



1411 33 Street NE
5,123 ft² - 31,431 ft²



Property Features

- Multiple demising options
- Close to a variety of amenities
- Easy access to 16 Avenue NE (Highway 1), Memorial Trail, Barlow Trail and Deerfoot Trail.
- Close to the C-Train
- Flexible I-C Zoning allows for a wide variety of uses
- Lots of parking

Austin Smith

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CBCWestRealEstate.ca

industrialYYC.com

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Coldwell Banker Commercial West

1208, 734 7 Ave SW

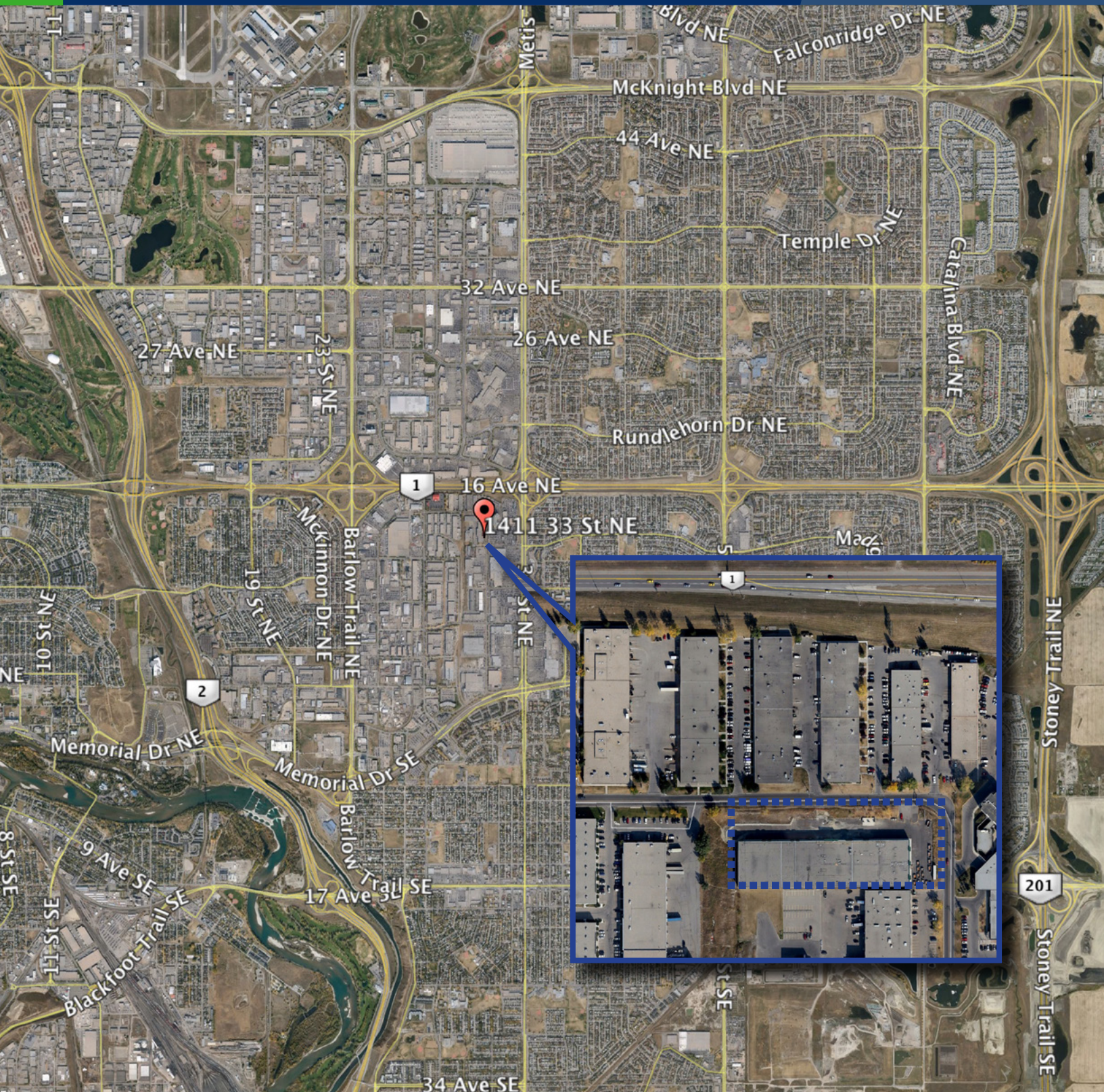
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West Real Estate - Industrial YYC



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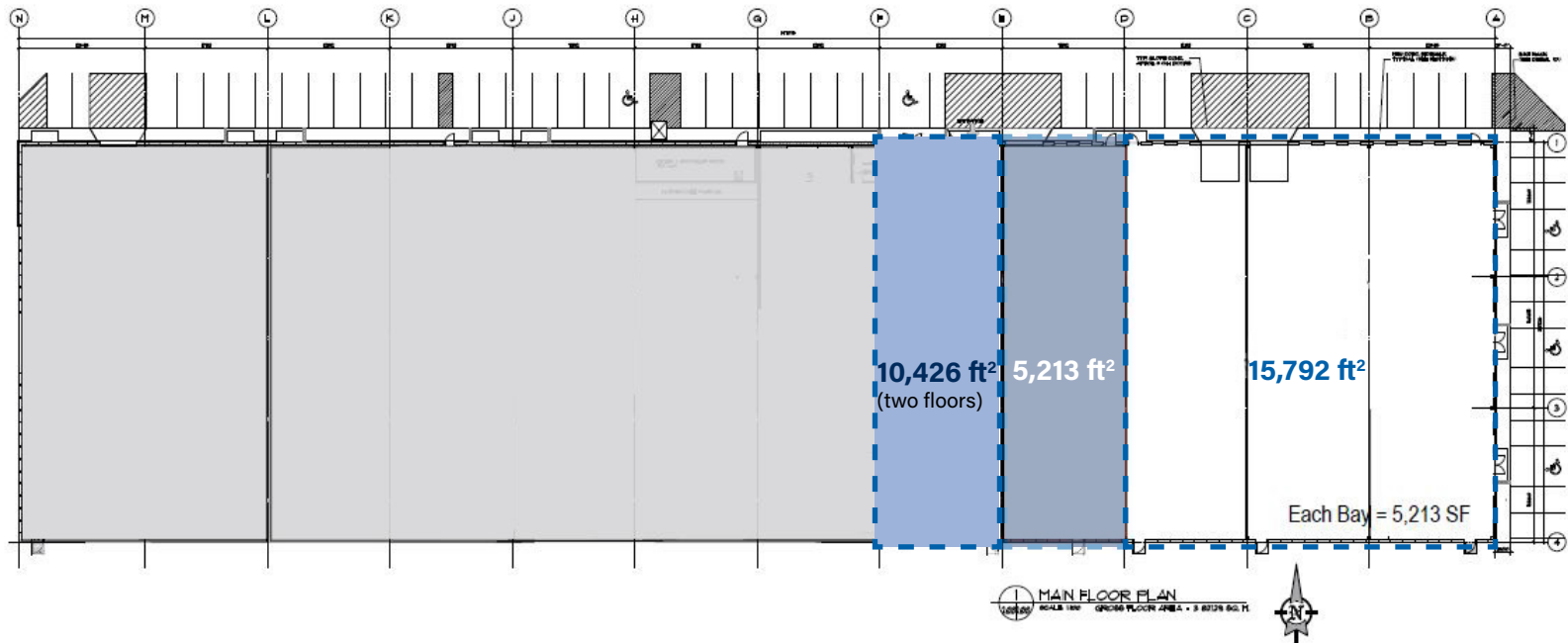
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West Real Estate - Industrial YYC

Floor Plan



Property Details

Total Building	62,814 ft ²	Available	Immediately
Site	3.29 Acres	Power	(TBV)
Minimum Space	5,213 ft ²	Loading	8' x 10' Drive-in
Max Contiguous	31,431 ft ²	Net Rent	Market
Height	18'	Op Costs	\$4.05 psf (est. 2015)
Parking	1 stall per 500 ft ²	Zoning	I-C (Industrial Commercial)

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