

FOR LEASE | VARIOUS OPTIONS

2216 - 27 Avenue NE

2,304 to 13,824+/- SqFt Office/Warehouse

NAI Advent

Commercial Real Estate Services, Worldwide.



Property Features

- High exposure location with large to showroom / office area.
- Large window for plenty of natural light.
- Freshly painted warehouse bays with great loading access.
- Potential for a small storage yard.
- Plenty of Parking available at the front, side and back of building.
- Only 10 min to Downtown Calgary and 15 min to Calgary International Airport.
- Centrally located with easy access to Barlow Trail NE, 32nd Avenue NE, and 16 Avenue NE.
- Bus route on 27th Avenue NE.



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Subdivision:	South Airways
Zoning:	I-G (Industrial General)
Bays :	4 through 9
Warehouse:	9,304+/- SqFt
Office/Showroom:	4,520+/- SqFt
Total Building Size:	13,824+/- SqFt
Yard:	Option maybe available
Ceiling Height:	22' Clear
Loading:	Drive-In
Heat:	Radiant heat
Parking:	Ample surface parking
Power:	TBD
Term:	5+ Years
Available:	July 2022 (Negotiable)
Lease Rate:	Market
Op. Cost:	\$5.16/SqFt/Annum (Est.2022)

Lease Option:	Bay 4 LEASED
Available Area:	2,304+/- SqFt
Warehouse:	1,536+/- SqFt
Office/Showroom:	768+/- SqFt
Loading:	1-Drive In (10' x 10')

Lease Option:	Bay 6
Available Area:	6,912+/- SqFt
Warehouse:	4,608+/- SqFt
Office/Showroom:	2,304+/- SqFt
Loading:	3-Drive In (12' x 16')

Lease Option:	Bay 8+9 LEASED
Available Area:	4,520+/- SqFt
Warehouse:	3,072+/- SqFt
Office/Showroom:	1,448+/- SqFt
Loading:	2-Drive In (10' x 10') (12' x 16')

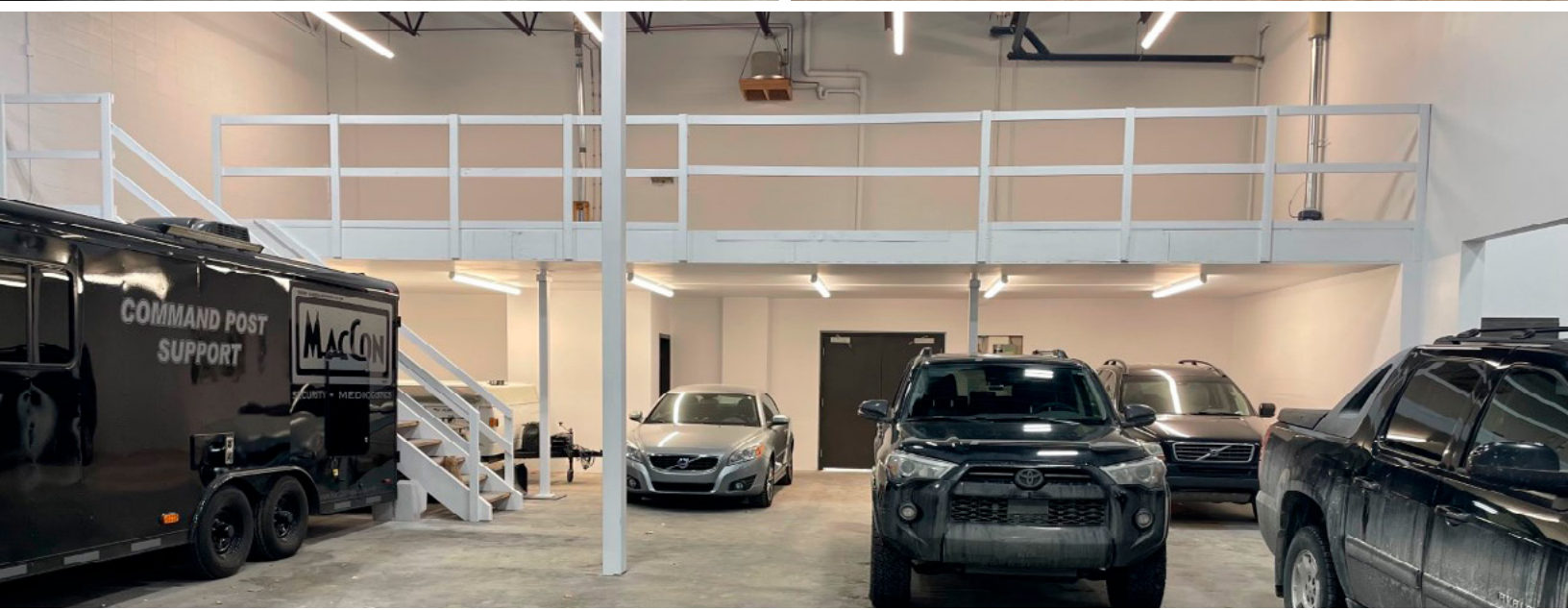
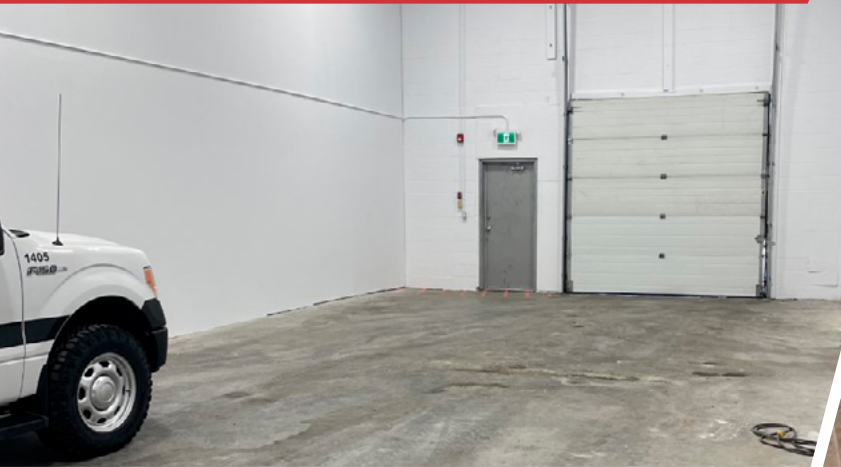


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