

FREESTANDING INDUSTRIAL  
BUILDING WITH HEAVY POWER  
// 30,000 SF  
ON 1.56 ACRES

# FOR LEASE

2719 5 Avenue NE, Calgary, AB



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Commercial Real Estate Advisors

# PROPERTY HIGHLIGHTS



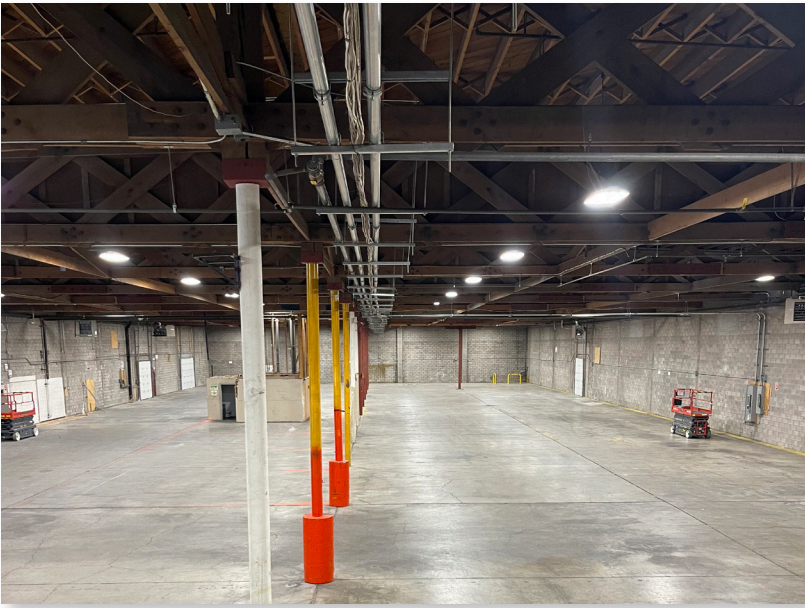
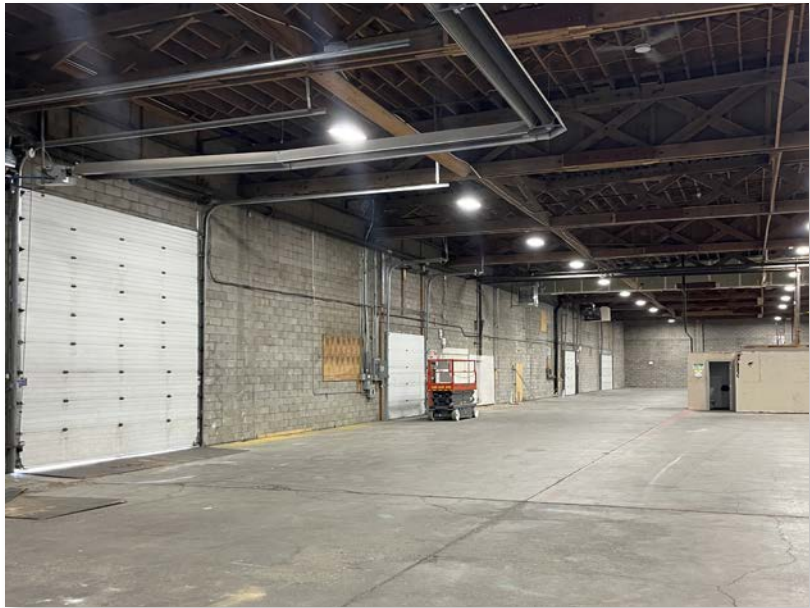
- Freestanding building on 1.56 Acres.
- Central location with quick access to Barlow Trail, Memorial Trail, Deerfoot Trail, Downtown Calgary & all manner of amenities.
- Fenced and paved site.
- Building is sprinklered.
- Roof replacement in 2018.
- *0.58 Acres of fenced yard storage available off-site, in proximity ([brochure available](#)).*

## PROPERTY OVERVIEW

<b>Address:</b>	2719 5 Avenue NE, Calgary, AB
<b>District:</b>	Meridian
<b>Zoning:</b>	Industrial General (I-G)
<b>Office Area:</b>	1,000 SF
<b>Warehouse:</b>	29,000 SF
<b>Total Rentable Area:</b>	30,000 SF
<b>Bonus 2nd Level Office:</b>	1,000 SF

<b>Clear Height:</b>	20' (TBV)
<b>Loading:</b>	5 Dock Doors & 1 Ramped DI Door
<b>Power:</b>	1200 Amps 450 Volts (TBV)
<b>Base Rent:</b>	\$9.75 PSF
<b>Operating Costs:</b>	\$4.89 PSF (est. 2026)
<b>Parking:</b>	On-site Parking / Fenced Yard
<b>Availability:</b>	July 1st, 2026

# INTERIOR FEATURES //



# LOCATION

Located in NE Calgary, Meridian Industrial district, with convenient access to major thoroughfares for shipping and distribution.

Successful Calgary businesses within the immediate area: **Safeway Northgate Calgary, RISE Sports Complex, The Home Depot, RGO Products Ltd., PCL Construction Management Inc., Walmart Supercentre and more.**



## Drive Times:

Deerfoot Trail SE: **4 minutes**

Stoney Trail: **8 minutes**

Calgary Airport: **15 minutes**

## Nearby Amenities

Easy accessibility & close proximity to:



banks & financial services



restaurants & fast food

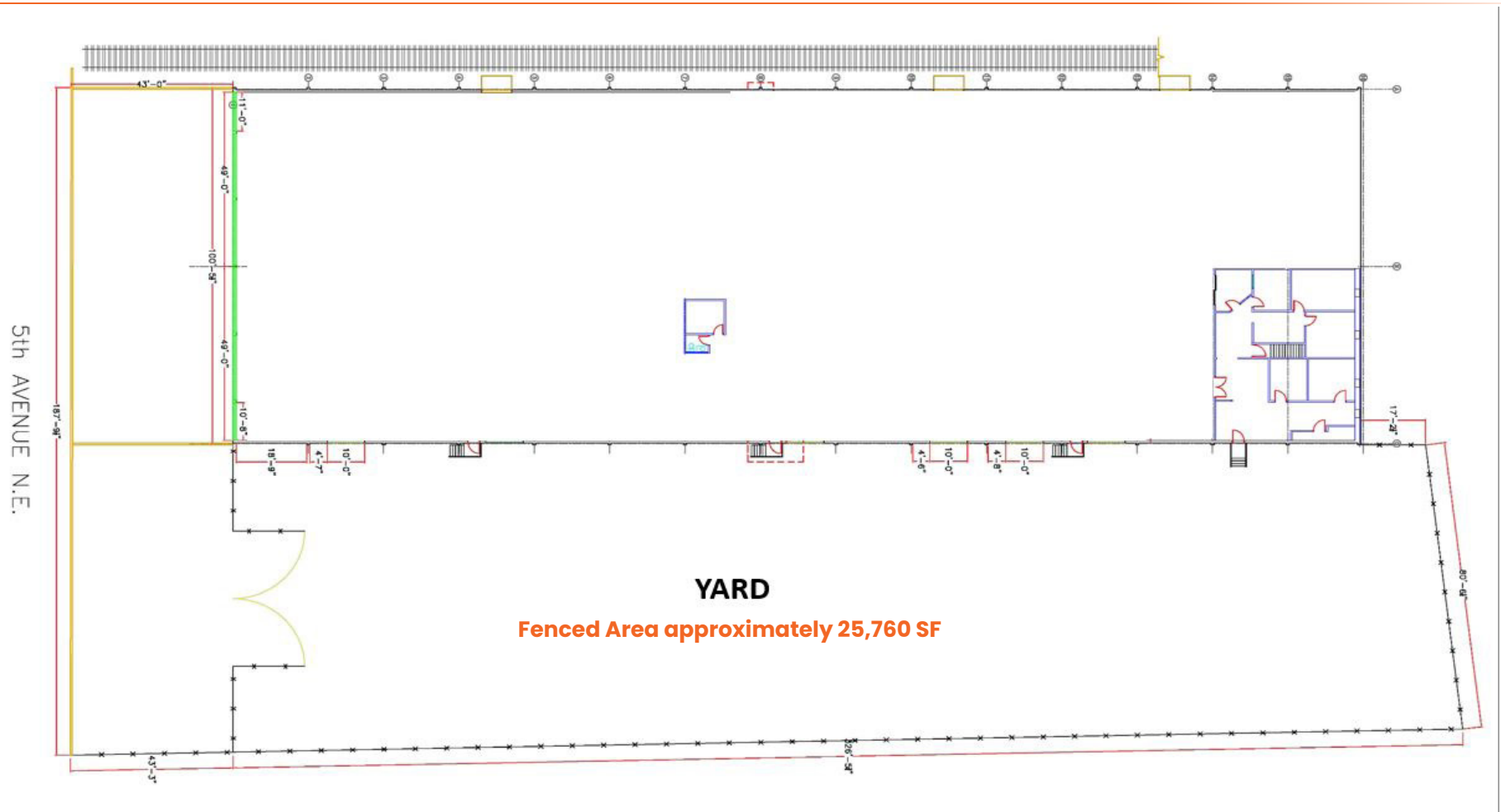


fuel / charging stations



Prime Industrial park location

# FLOOR PLANS



Total floor plan area is 30,000 SF. The warehouse area is 29,000 SF, the office area 1,000 SF and the bonus 2nd level office is 1,000 SF.



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