

# FRANKLIN INDUSTRIAL PARK

2,400-4,800 SF INDUSTRIAL WAREHOUSE & OFFICE OPPORTUNITIES



# FOR LEASE

Bays 15 & 26 | 920 30 Street NE  
Calgary, AB

**CBRE**



**BAY 26**  
2,400 SF

**BAY 15**  
4,800 SF

BARLOW TRAIL NE

FRANKLIN INDUSTRIAL PARK

# THE OPPORTUNITY

Franklin Industrial Park is well suited to small to mid size bay users seeking a functional, central base with strong logistics connectivity.

Combined with practical industrial configurations and flexible bay sizes, the cluster presents a compelling opportunity for businesses looking to scale and establish themselves within one of Calgary's most accessible industrial nodes.



**AVAILABILITY**  
Bay 26 - 2,400 SF  
Bay 15 - 4,800 SF



**ZONING**  
IG – Industrial General



# 2,400 SF SHOP FOR LEASE

## BAY 26

### RENTABLE AREA

Office: 457 SF  
 Warehouse: 1,943 SF  
 Total: 2,400 SF

### POWER

200 Amp (TBV)

### AVAILABILITY

April 1, 2026

### ZONING

IG – Industrial General

### OPERATING COSTS

\$6.35 PSF (2026 estimate)

### LOADING

1x Drive-in

### LEASE RATE

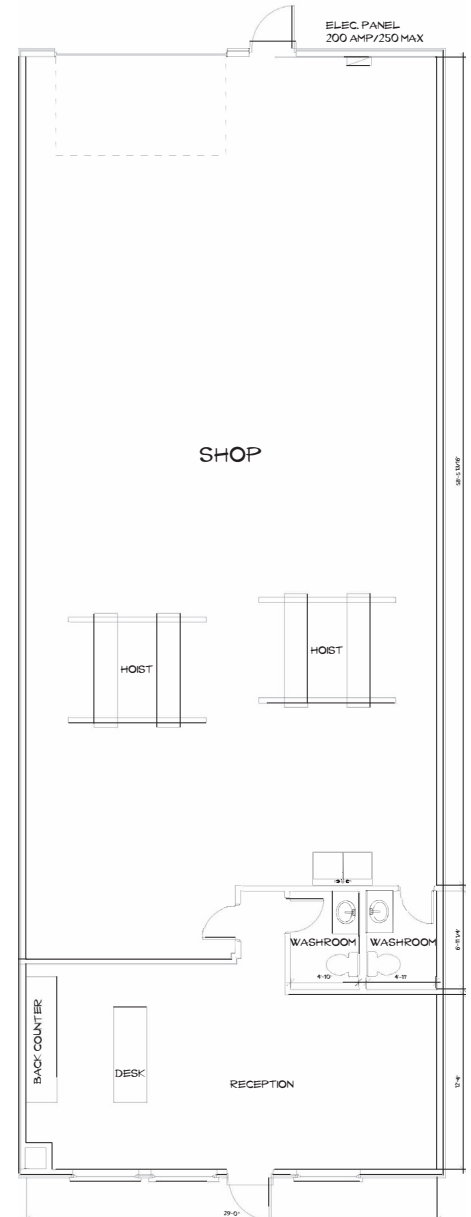
Market

### CEILING HEIGHT

20' clear

### PROPERTY HIGHLIGHTS

- Make-up air included (TBV)
- Shop with built-out reception area, front desk, and two washrooms
- Central location with immediate access to Barlow Trail, Memorial Trail, Deerfoot Trail, and Trans-Canada Highway
- Easily accessible by public transportation and located 10-minutes outside of Downtown
- Direct exposure to 30 Street SE



Aerial View – End-cap Unit



Rear Facing View – Loading

# 4,800 SF WAREHOUSE FOR LEASE

## BAY 15

### RENTABLE AREA

Office: 914 SF  
Warehouse: 3,886 SF  
Total: 4,800 SF

### ZONING

IG – Industrial General

### LOADING

2 x Drive-in door (12' x 14')

### CEILING HEIGHT

20' Clear

### POWER

200 Amp (TBV)

### AVAILABILITY

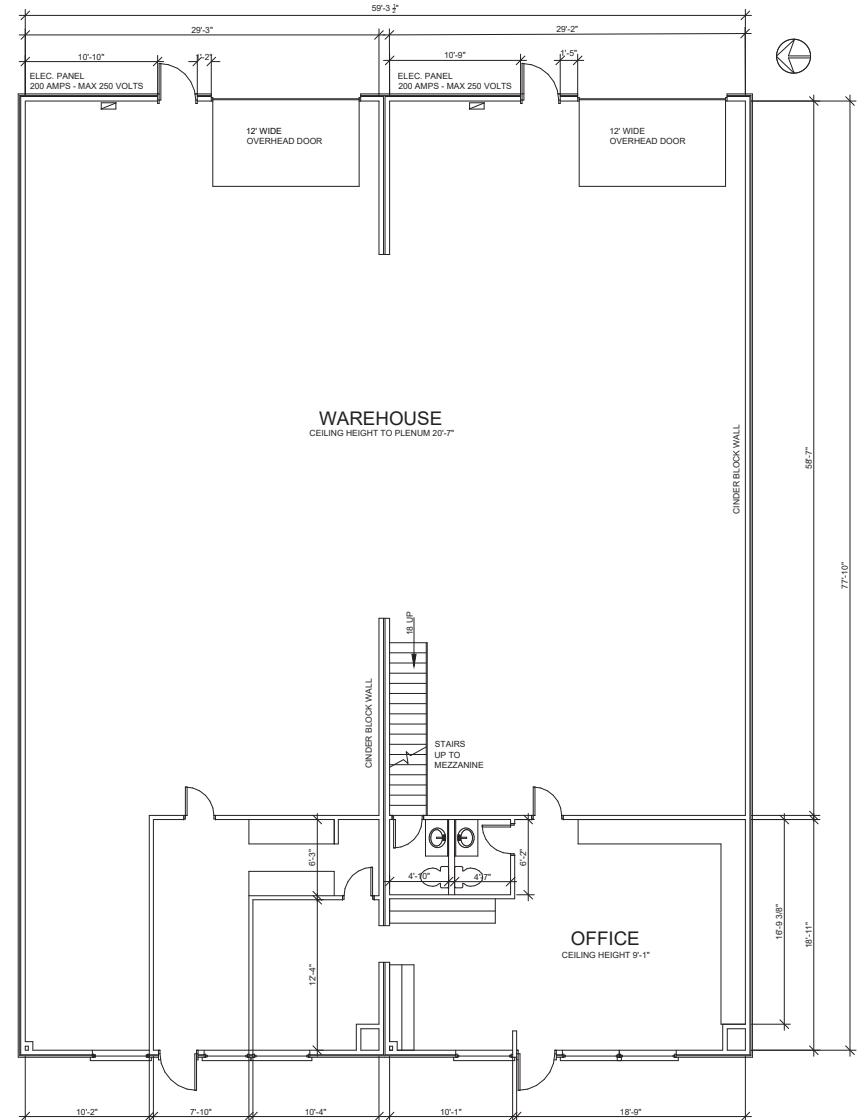
May 1, 2026

### OPERATING COSTS

\$6.11 PSF (2026)

### LEASE RATE

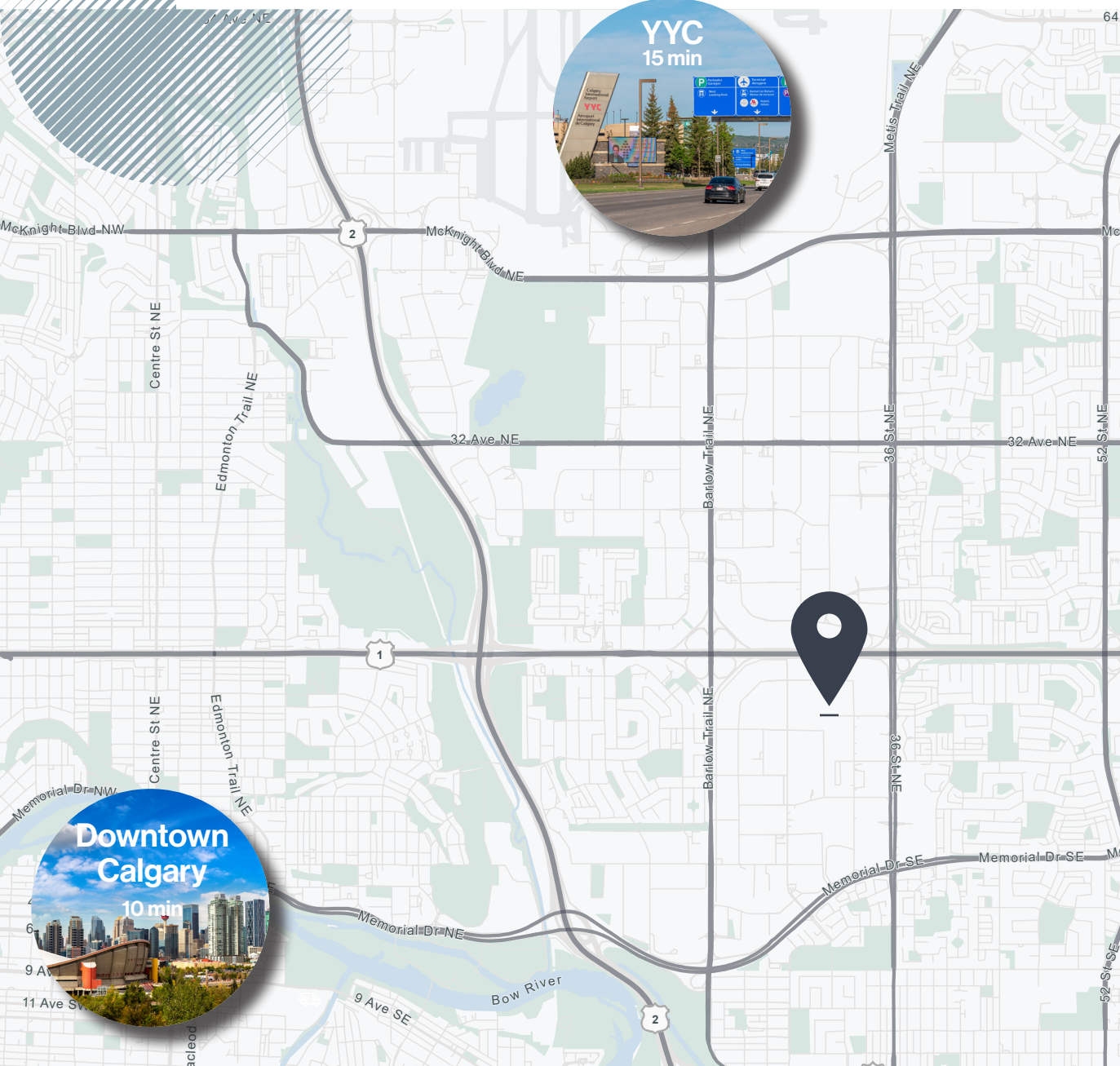
Market



### PROPERTY HIGHLIGHTS

- Central location with immediate access to Barlow Trail, Memorial Trail, Deerfoot Trail, and Trans-Canada Highway.
- Easily accessible by public transportation and located 10-minutes outside of Downtown.
- Mix of dock and drive-in loading offering greater flexibility to tenants.
- Efficient office layout with 1 private office, open area, kitchenette, and washroom.
- Ample double row parking.

# LOCATION



The Franklin Industrial Park in northeast Calgary offers centrally located industrial property with immediate access to major transportation corridors, including Deerfoot Trail SE, 16 Avenue NE, Stoney Trail SE, and the Trans Canada Highway. This strategic positioning provides seamless connectivity across Calgary and Western Canada, supporting efficient distribution, commuter flow, and regional connectivity for a wide range of industrial users.

Situated in the established community of Franklin and adjacent to Marlborough, the portfolio benefits from proximity to significant retail amenities such as Marlborough Mall, offering convenient access to food, services, and consistent surrounding customer traffic.

Located approximately 15 minutes from Calgary International Airport, and 10 minutes from Downtown Calgary, the portfolio is especially well suited to small to mid size bay users seeking a functional, central base with strong logistics connectivity.



**193,491**  
Population within 5 KM  
(2025 Est.)



**159,561**  
Labour Force within 5 KM  
(2025 Est.)

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[www.cbre.ca/calgary](http://www.cbre.ca/calgary)

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