

3529 12 Street NE Calgary, Alberta

For Lease | ±35,364 SF | ±2.13 Acres | Direct Exposure to 12 Street NE

For more property information

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Property overview

ADDRESS

3529 12 Street NE, Calgary, AB

DISTRICT

McCall Industrial Park

ZONING

I-G (Industrial General)

BUILDING SIZE

± 35,364 SF

SITE SIZE

± 2.13 Acres

LOADING

10 Drive-In Doors (12'x14')
3 Dock Doors (12'x14')

CLEARANCE

20"

AVAILABLE

Immediately

POWER

800 amps (*tbv*)

OP. COSTS

\$6.90 PSF (2025 *est.*)

NET RENT

Market (*please inquire*)



Demising Options Available

Avison Young is pleased to present the opportunity of a stand-alone industrial property located in McCall Industrial Park.

- Direct, high exposure to 12 Street NE (signage opportunities)
- Zoning allows for a variety of industrial uses
- Immediate access to Deerfoot Trail and 32 Avenue NE
- Plentiful yard space for outdoor storage use

Specifications

This property is fully equipped with the following:

- Double access to the truck court / yard space
- Plentiful office space and washrooms throughout
- Mix of dock and drive-in loading
- **Potential Demising Options Available**



± 35,364

Square Feet



20'0"

Clearance



13

Loading Doors



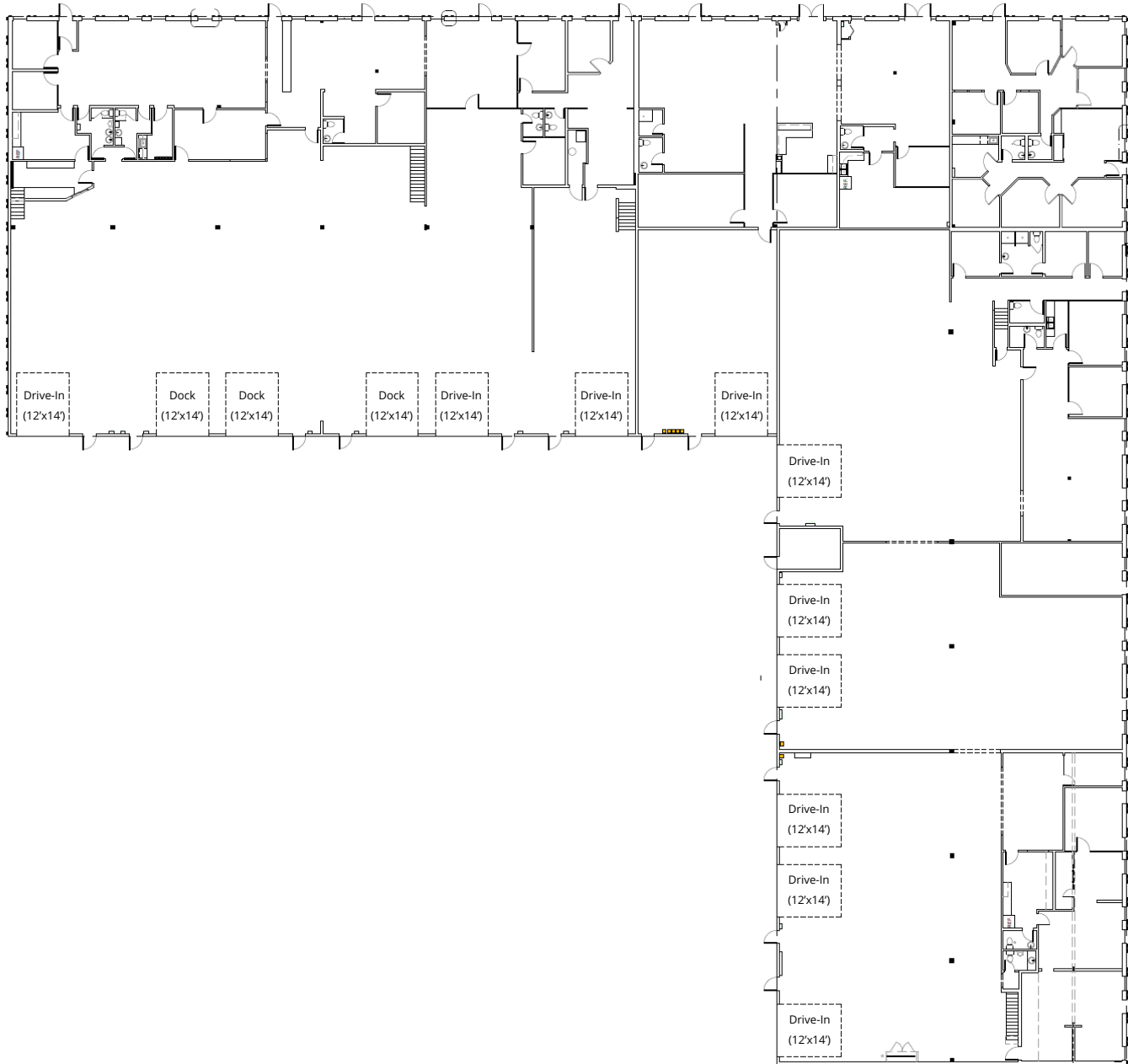
± 2.13

Acres

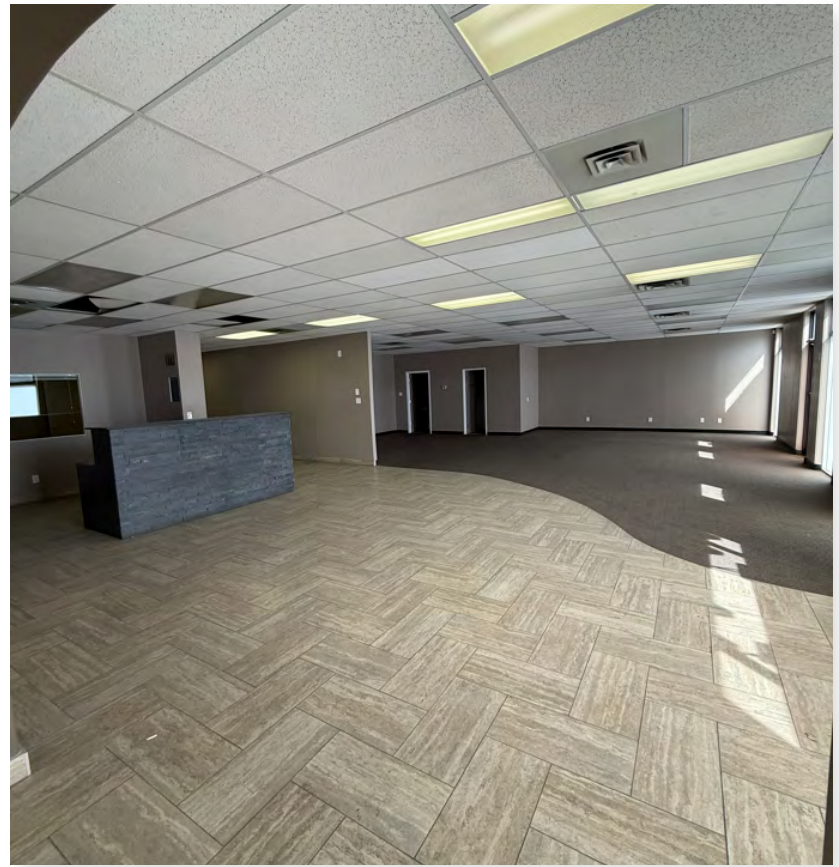
3529 12 Street NE, Calgary, AB

N

Floorplan (Demising Options Available)



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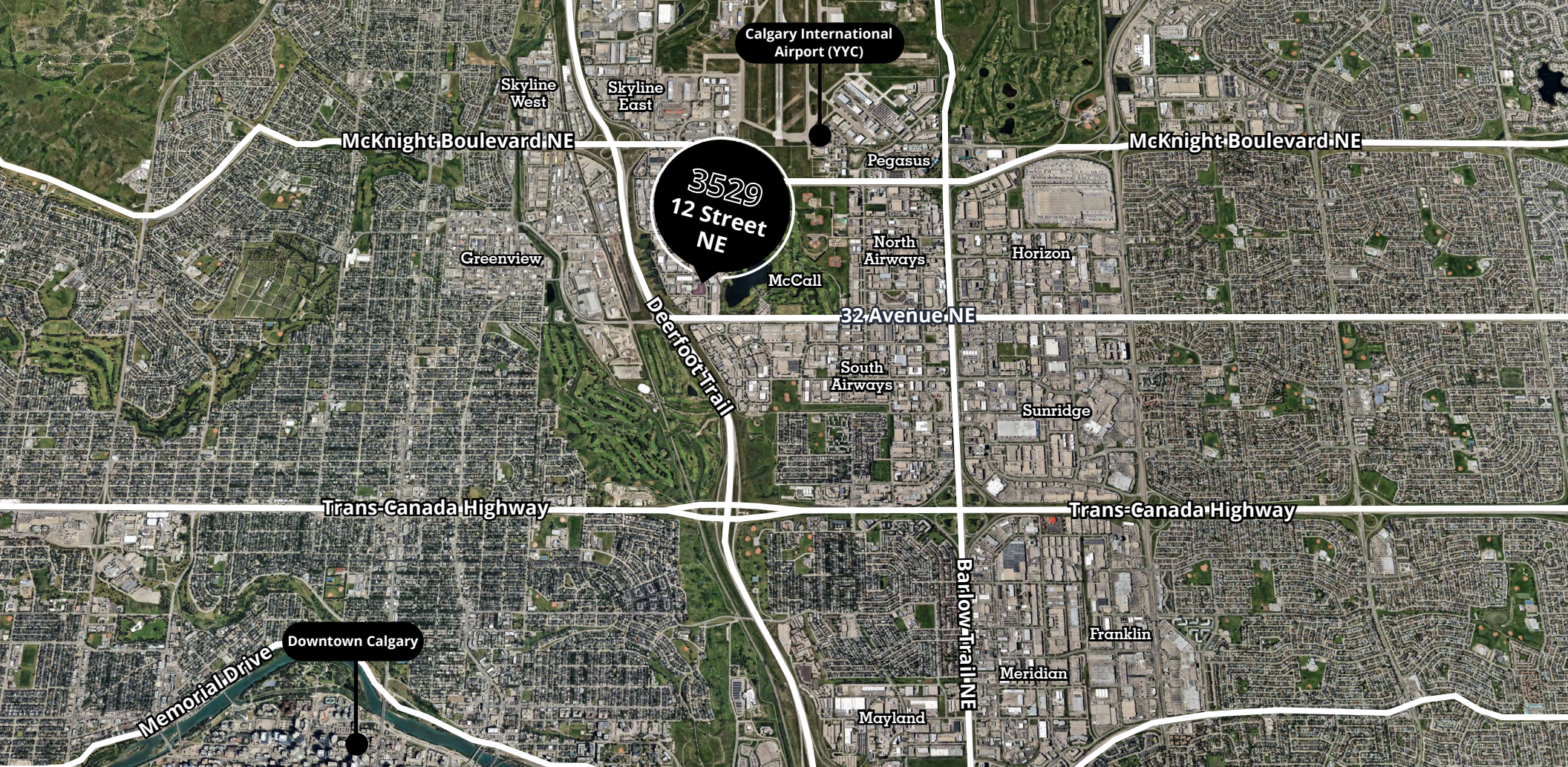
I-G (Industrial General) Use Bylaws

Permitted Uses

- Park;
- Sign — Class A;
- Sign — Class B;
- Sign — Class D;
- Utilities.
- Auto Body and Paint Shop;
- Auto Service — Major;
- Auto Service — Minor;
- Beverage Container Quick Drop Facility;
- Brewery, Winery and Distillery;
- Car Wash — Multi-Vehicle;
- Car Wash — Single Vehicle;
- Catering Service — Major;
- Catering Service — Minor;
- Crematorium;
- Distribution Centre;
- Dry-cleaning and Fabric Care Plant;
- Fleet Service;
- Freight Yard;
- General Industrial — Light;
- General Industrial — Medium;
- Large Vehicle Service;
- Large Vehicle Wash;
- Motion Picture Production Facility;
- Municipal Works Depot;
- Parking Lot — Grade;
- Parking Lot — Structure;
- Power Generation Facility — Medium;
- Power Generation Facility — Small;
- Protective and Emergency Service;
- Recreational Vehicle Service;
- Recyclable Material Drop-Off Depot;
- Sign — Class C;
- Specialty Food Store;
- Utility Building;
- Vehicle Storage;

Discretionary Uses

- Auction Market — Other Goods;
- Auction Market — Vehicles and Equipment;
- Building Supply Centre;
- Bulk Fuel Sales Depot;
- Cannabis Facility;
- Child Care Service;
- Convenience Food Store;
- Custodial Quarters;
- Drive Through;
- Gas Bar;
- Instructional Facility;
- Kennel;
- Large Vehicle and Equipment Sales;
- Office;
- Outdoor Café;
- Pet Care Service;
- Place of Worship — Large;
- Print Centre;
- Restaurant: Food Service Only;
- Restaurant: Licensed;
- Restored Building Product Sales Yard;
- Salvage Yard;
- Self Storage Facility;
- Storage Yard;
- Sign — Class E;
- Sign — Class F;
- Sign — Class G;
- Special Function — Class 2;
- Urban Agriculture;
- Vehicle Rental — Minor;
- Vehicle Sales — Minor;
- Veterinary Clinic;
- Wind Energy Conversion System — Type 1; and
- Wind Energy Conversion System — Type 2.



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Visit us online
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