



Calgary SMI Commercial Real Estate Limited
#1636, 246 Stewart Green S.W.
Calgary, Alberta, T3H 3C8

www.smicommercial.com

Bernie Bajnok

(403) 988-4001

BBajnok@SMICCommercial.com

Mathieu Dery

403-862-0799

MDery@SMICCommercial.com

11,000 to
22,000 sq. ft.

- multiple 12' X 14' drive-in doors
- 200-400 amp (120/208 Volt / 3-phase) electrical *to be confirmed*
- High-capacity HVAC & communications
- Will remove offices
 - Approx. **65 free** double-row front parking for clients and staff + on-street parking
- Washrooms with lockers & showers
- Minutes walking distance to Whitehorn C-Train Station
- Horizon Industrial Park
- Building Signage & Pylon Sign
- Close to major transportation routes of 32nd Avenue NE, Barlow Trail & McKnight Blvd.

\$14.00 net rent

\$5.25 Op. Cost

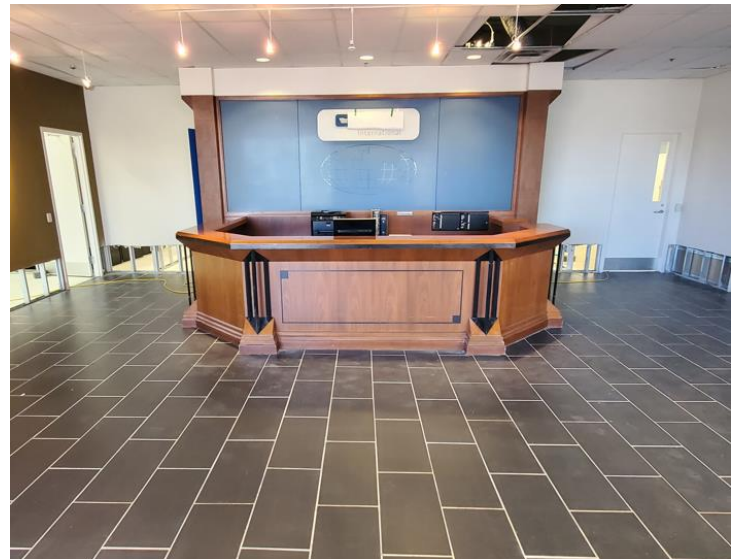
(2026)

SMI Commercial • Industrial/Office Division

Flex Office Warehouse For Lease

3033 – 34 Avenue NE

(may not be as shown and all measurements are subject to confirmation by those relying on this information)



Click or type for  Virtual tour: https://youtu.be/_gF56YYz0aU

