



For Lease

Small Bay Warehouse & Office Space

- 2,445 s.f. warehouse and office space
- Includes second floor of developed office space
- Brand new construction
- End cap unit
- Build to suit office
- Excellent access to Barlow Trail, Deerfoot Trail and Stoney Trail
- Close proximity to the Calgary International Airport

12318 Barlow Trail NE,
Bay 15
Calgary, AB

Austin Smith

403 456 2197

austin.smith@am.jll.com

Carey Koroluk

403 456 2346

carey.koroluk@am.jll.com

PROPERTY DETAILS

Address: 12318 Barlow Trail NE, Bay 15

Zoning: I-G (Industrial General)

Building Size: Office: 1,149 s.f.
Warehouse: 1,296 s.f.
Total: 2,445 s.f.

Ceiling Height: 24' clear

Loading: 1 (12' x 14') drive in door

Heating: Forced air in warehouse

Power: 200 amp 120/208 volt (TBV)

Construction:

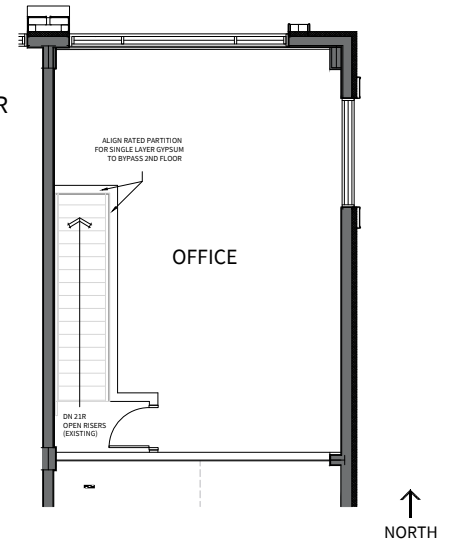
- Floor: 6 inch concrete slab
- Architectural cladding and insulated panel

Op. Costs: \$6.52 per s.f. (2021 estimate)

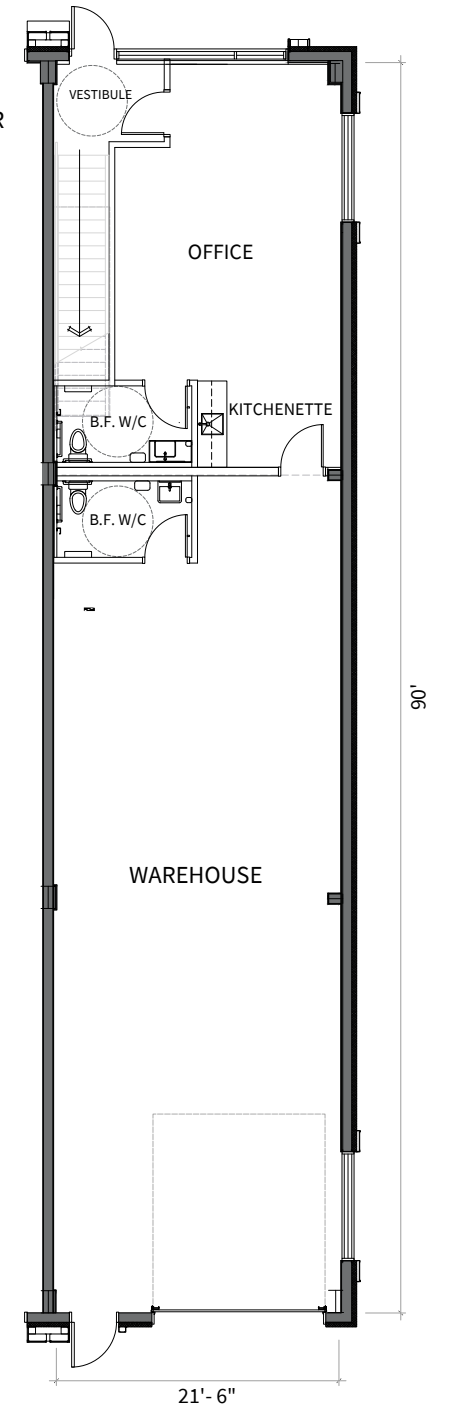
Lease Rate: \$12.50 per s.f.

Available: Immediately

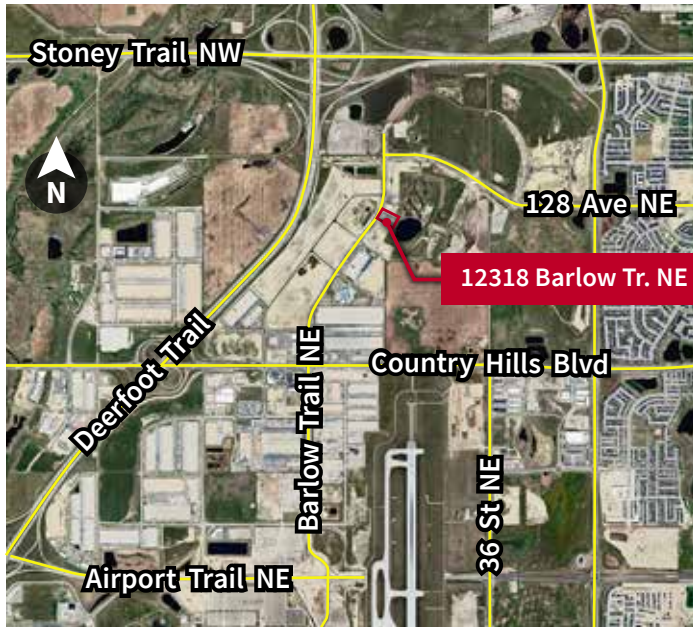
2ND
FLOOR
PLAN



MAIN
FLOOR
PLAN



PHOTOS & LOCATION



**FOR MORE
INFORMATION
CONTACT:**

Austin Smith
Senior Sales Associate
+1 403 456 2197
austin.smith@am.jll.com

Carey Koroluk
Associate Vice President
+1 403 456 2346
carey.koroluk@am.jll.com

**Jones Lang LaSalle
Real Estate Services Inc.**
855 2nd Street SW, Suite 3900
Calgary, AB T2P 1C5

