

Central

AT SUNRIDGE

Industrial Unit | Sunridge Park

Building B | Unit 3 | 3100 - 27 Street NE Calgary AB

FOR LEASE



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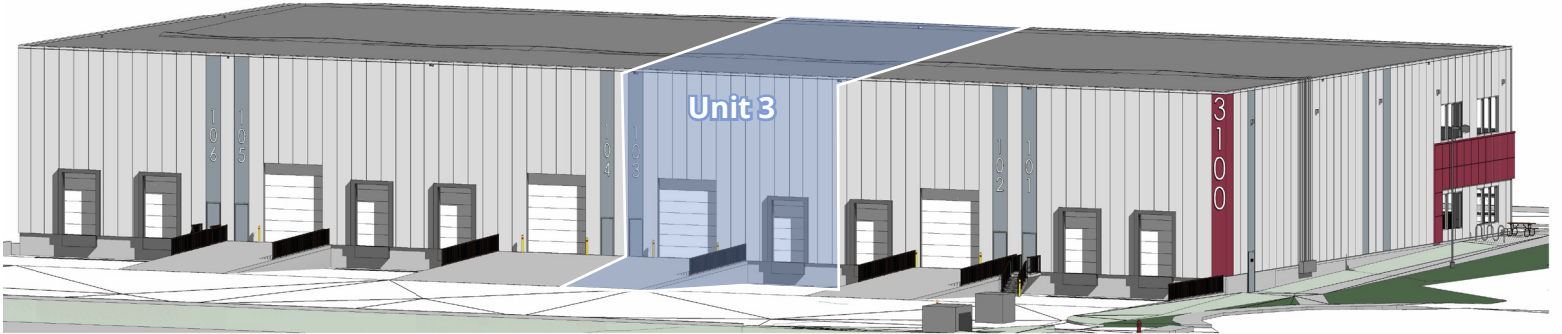
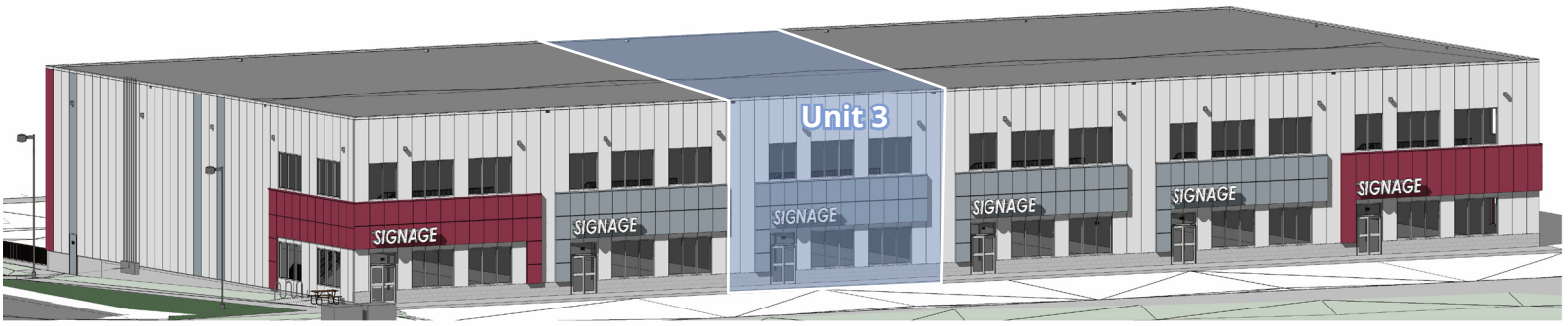
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**AVISON
YOUNG**



Brand-new
inner city development



Highlights

- Rare, brand-new inner city development in Calgary NE
- Close proximity to Barlow Trail and 32 Avenue NE
- Zoning allows for a variety of uses
- Mix of both dock and drive-in loading
- Concrete mezzanine built out

Details

Sunridge Industrial Park

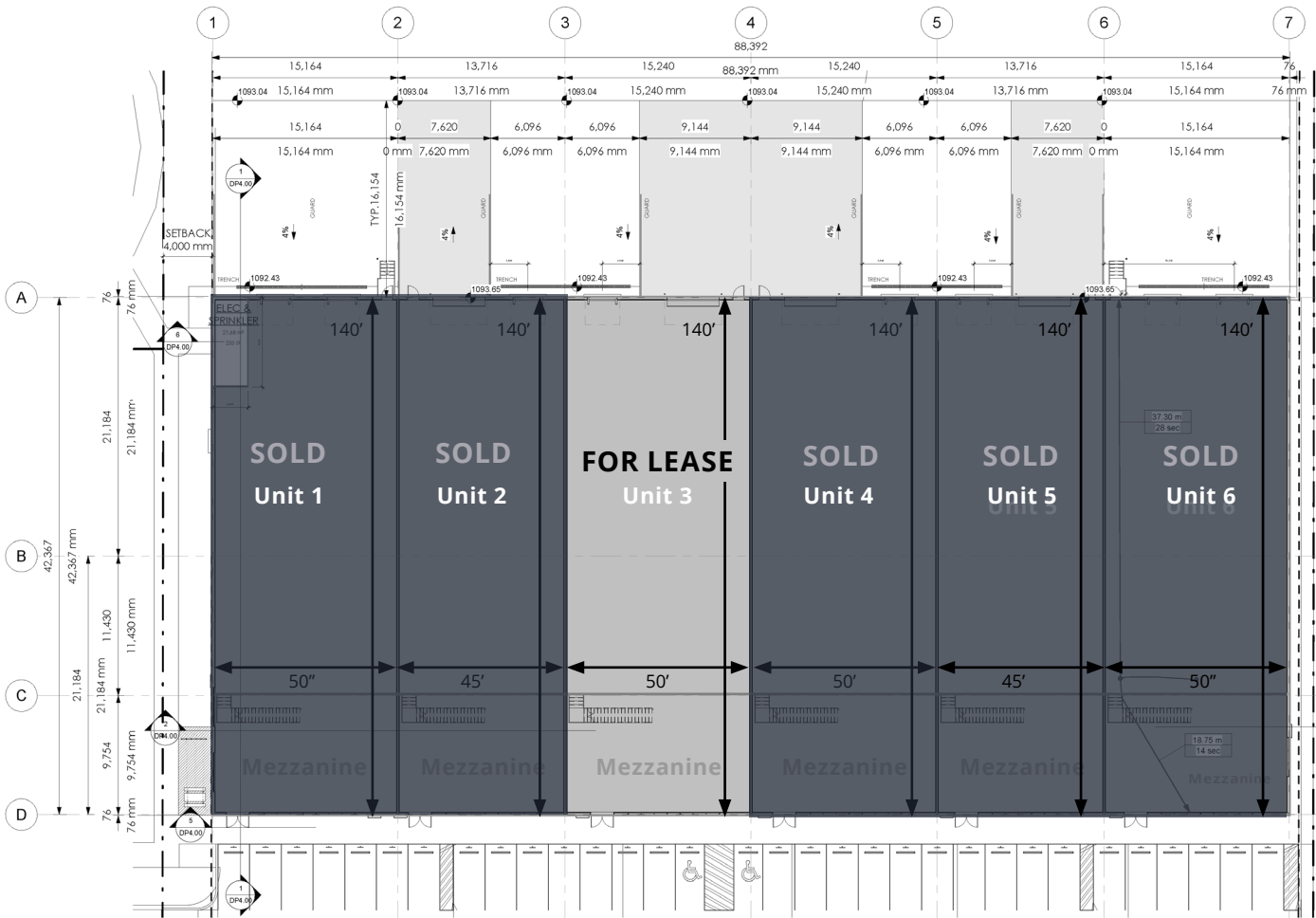
Address: 3100 - 27 Street NE
 District: Sunridge
 Zoning: Direct Control (DC87D2022)
 Site size: 2.47 Acres

Building B

Available Area: 8,329 sf (total including mezzanine)
 Availability: Q2 2026
 Lease Rate: \$17.50 psf
 TIA: \$24.00 psf
 Clearance Height: 30'
 Power: 200 Amps
 Lighting: LED
 Sprinklers: ESFR Ready
 Condo Fees: \$2.13 psf (estimate)
 Parking: 5 assigned per unit & 34 visitor (total)

Building B

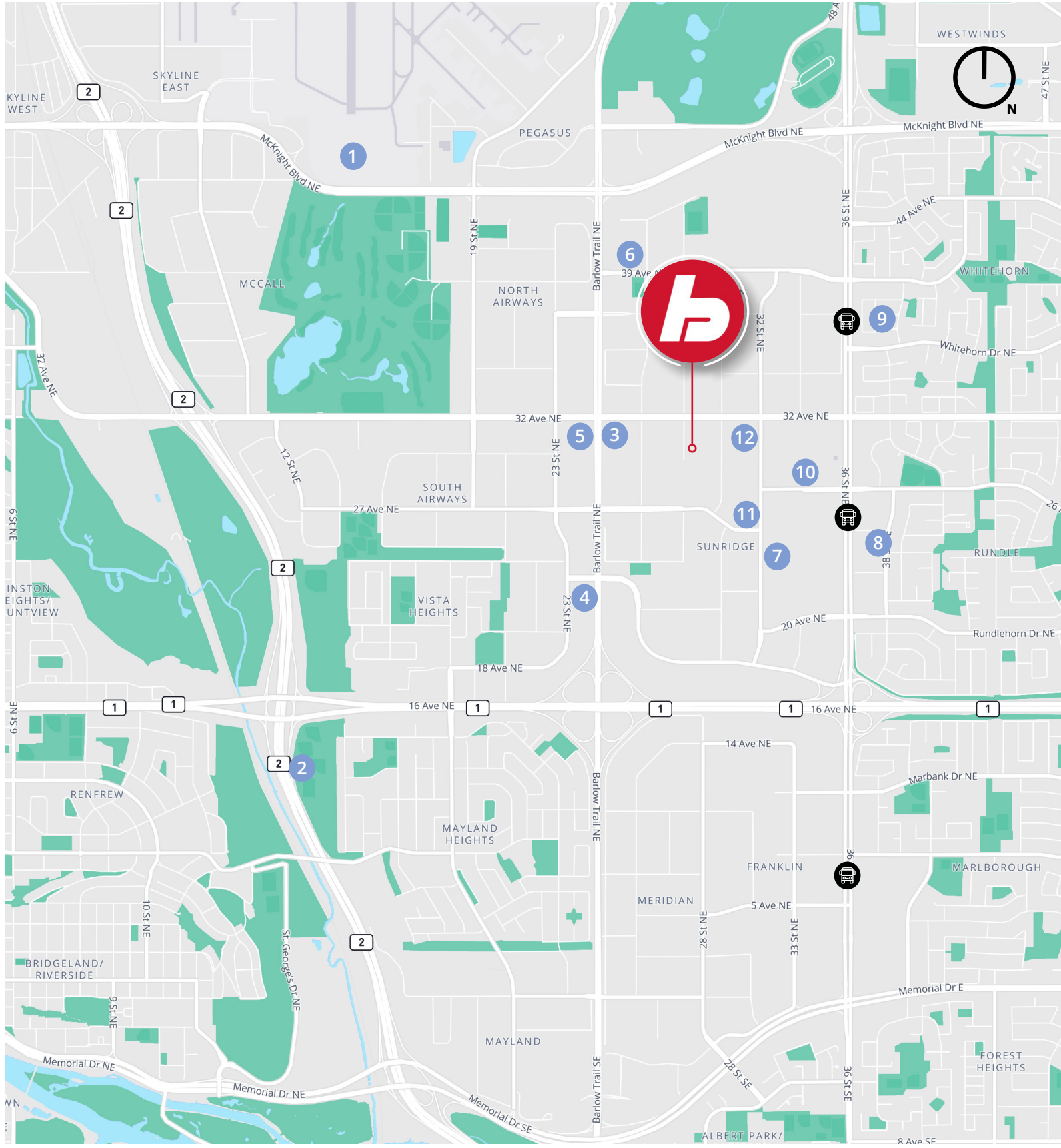
48,059 sf total – 8,329 sf remaining



Pricing

Condo #		Total SF	Mezzanine SF	Ground Floor SF	Loading	Lease Rate (\$/PSF)
Unit 1	SOLD	8,095	1,353	6,742	2 Dock	
Unit 2	SOLD	7,489	1,211	6,278	1 Dock & 1 Drive-in	
Unit 3	FOR LEASE	8,329	1,354	6,975	1 Dock & 1 Drive-in	\$17.50
Unit 4	SOLD	8,329	1,354	6,975	1 Dock & 1 Drive-in	
Unit 5	SOLD	7,488	1,210	6,278	1 Dock & 1 Drive-in	
Unit 6	SOLD	8,329	1,354	6,975	1 Dock & 1 Drive-in	

*Unit sizes may slightly differ and prices are subject to change



- 1. YYC International Airport
- 2. To Downtown Calgary
- 3. HUSKY Truckstop
- 4. Sharkclub
- 5. JOEY Barlow
- 6. Cactus Club

- 7. Sunridge Mall
- 8. Rundle LRT
- 9. Whitehorn LRT
- 10. Peter Lougheed Hospital
- 11. RONA
- 12. Costco

Get more *info*

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