

NORTHEAST INDUSTRIAL BAY WITH YARD

// 18,718 SF with Large Fenced Yard

FOR LEASE

3501 23 Street NE, Unit 111, Calgary, AB



Lead Broker

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Commercial Real Estate Advisors

PROPERTY HIGHLIGHTS // 3501 23 Street NE, Unit 111



PROPERTY OVERVIEW

- **Recently improved with exterior and interior paint, office flooring, and LED lighting**
- Northeast industrial bay with large fenced yard
- Roughly ± 33,000 SF of yard at \$1.50 PSF
- 1,805 SF of showroom space with private offices
- Second floor office space includes multiples private offices, washrooms, and a lunchroom
- Mezzanine lunchroom at rear of building
- Seven (7) drive-in doors
- Drive through capability
- Electricity, gas, water, and sewage included in operating costs
- Close proximity to 32 Avenue NE, Barlow Trail NE, Deerfoot Trail NE, and YYC International Airport

District: North Airways Industrial

Zoning: I-G (Industrial General)

| | | |
|----------------------------------|----------------------|------------------|
| Square Footage Breakdown: | Main Floor Office: | 1,805 SF |
| | Second Floor Office: | 3,649 SF |
| | Warehouse: | <u>13,264 SF</u> |
| | Total: | 18,718 SF |

Clear Height: 21'6"

Loading: 4 Drive-in (10'w x 12'h)
3 Drive-in (12'w x 14'h)

Power: Heavy (TBD)

| | | |
|---------------------|--------------------------|------------------------|
| Lease Rates: | Building Only: | \$13.00 PSF with Steps |
| | Yard only (± 33,000 SF): | \$1.50 PSF |

Operating Costs (Est. 2026): \$9.63 PSF
**Electricity, gas, water and sewage included*

Est. Monthly Rent: ± \$39,500

Availability: Immediate



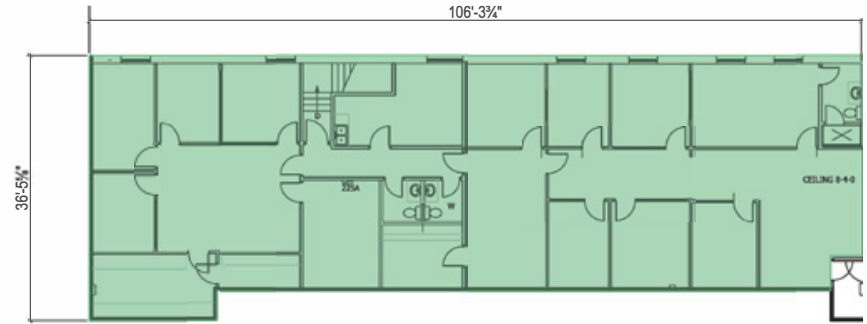
PROPERTY PICTURES // 3501 23 Street NE, Unit 111



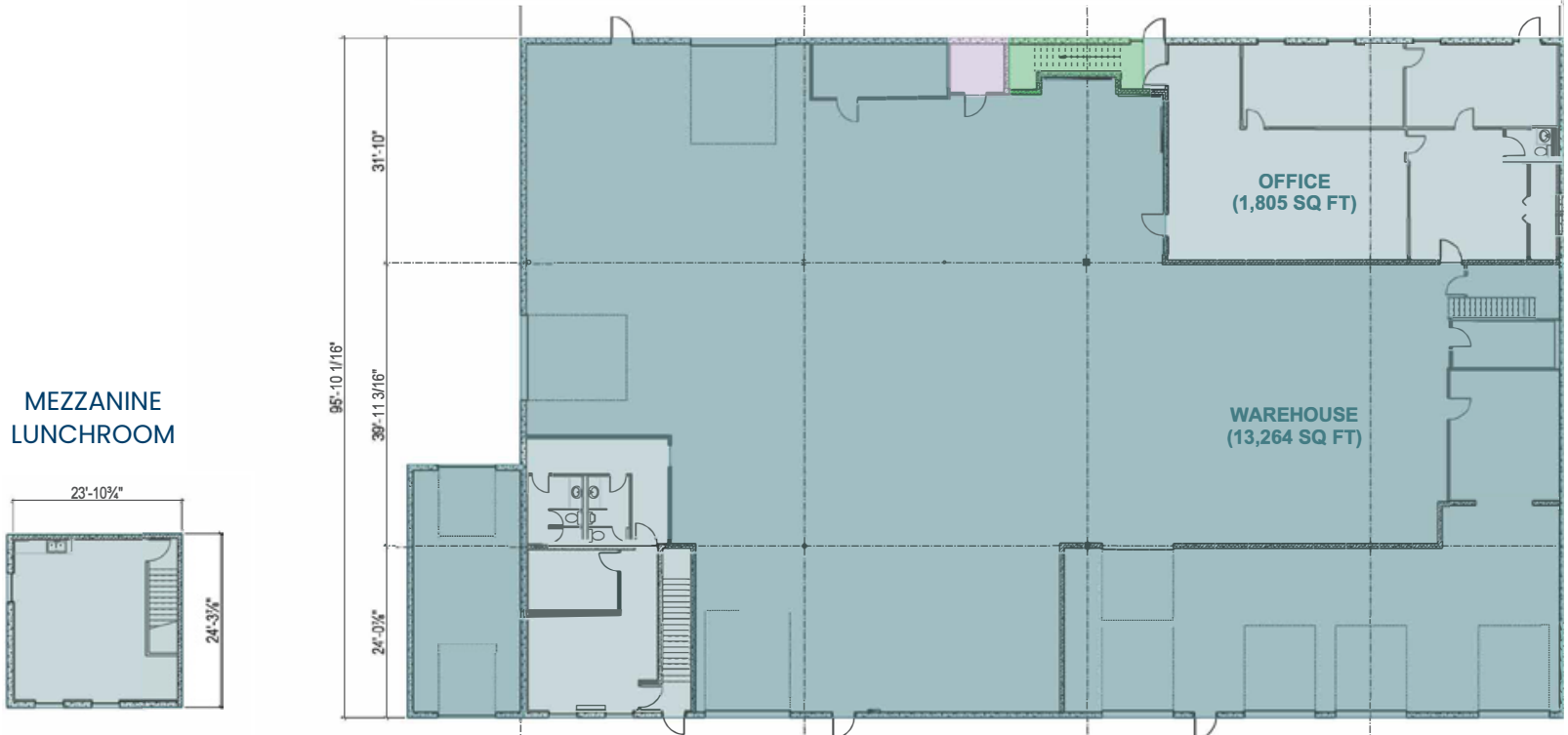
FLOOR PLAN



SECOND FLOOR OFFICE



MAIN FLOOR



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