



For lease

Warehouse & Office Space

2315 - 30 Avenue NE, Calgary, AB

- 12,374 s.f. end cap unit with plenty of natural light and great exterior curb appeal
- High quality office and warehouse space
- 20 surface parking stalls
- Drive in loading
- Immediate access to major northeast thoroughfares

Property Details

District South Airways

Zoning I-G (Industrial General)

Building Size	Warehouse:	7,129 s.f.
	Office:	5,245 s.f.
	Total:	12,374 s.f.

Ceiling Height 21' clear

Loading 2 (10' x 12') drive-in doors

Power 200 amps @ 120/208 volts

- Features**
- Rooftop mounted HVAC units for office, forced air in warehouse
 - Fibre (Shaw)
 - Dual compartment sump
 - Natural light in warehouse
 - LED lighting

Available Negotiable

Op. Costs \$7.81 p.s.f. (2026)

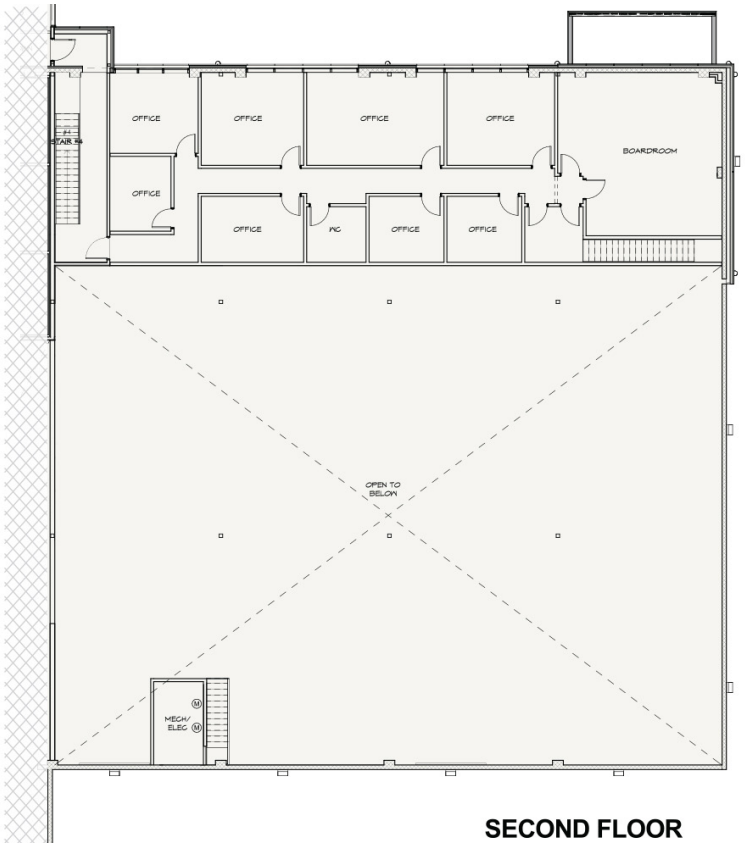
Lease Rate Market



Floor Plan



MAIN FLOOR

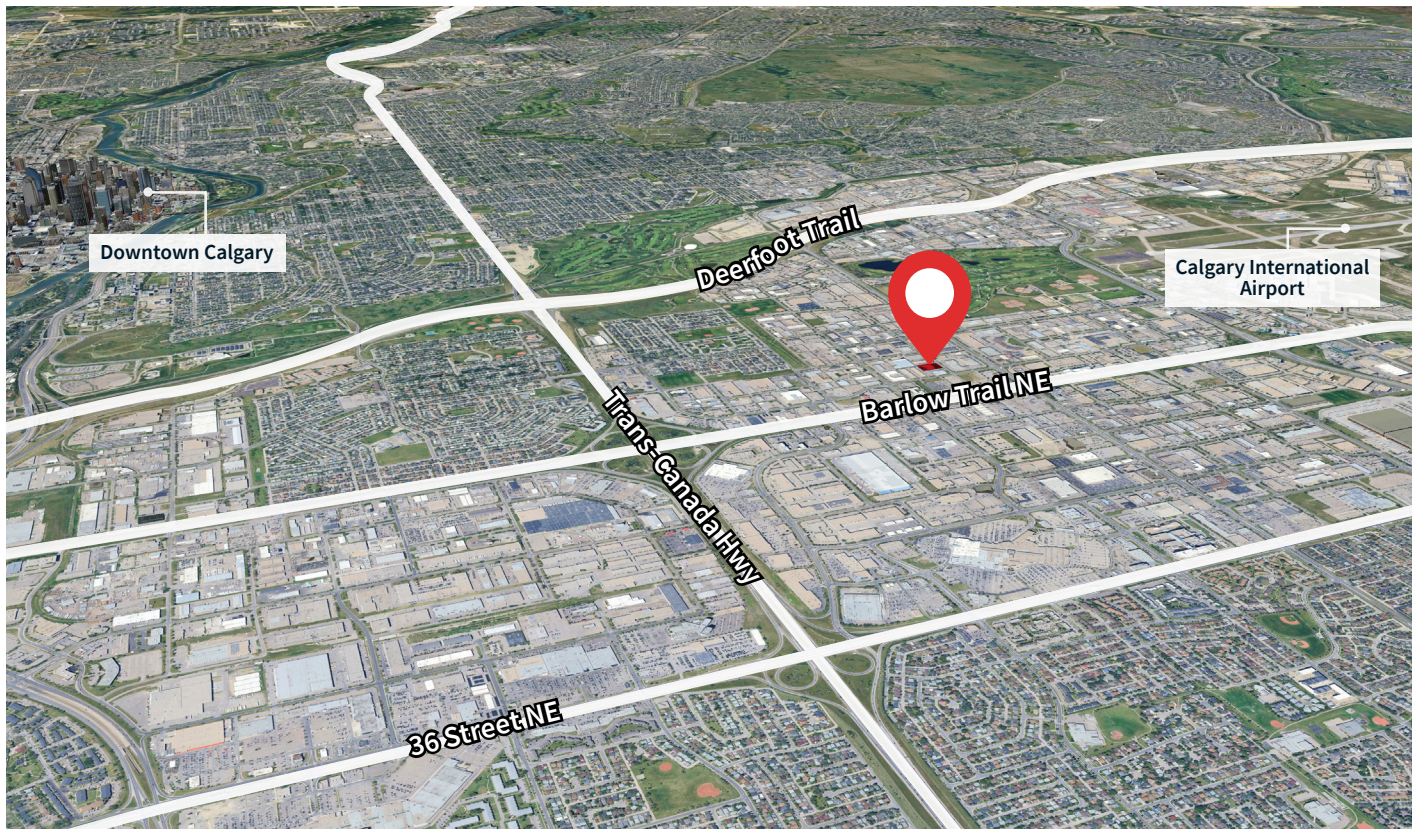


SECOND FLOOR

Interior Photos



Location Map



Drive Times



Barlow Trail NE

2 mins. | 550 m



Stoney Trail (Ring Road) 8 mins. | 7.8 km



Trans-Canada Highway 4 mins. | 2.1 km



Calgary Int. Airport 12 mins. | 12.0 km



Deerfoot Trail

4 mins. | 2.3 km



Downtown Calgary 14 mins. | 9.6 km

Contact us



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