

Warehouse/Office For Lease 2816 – 21st Street NE, Bay 3

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Rethinking Commercial Real Estate

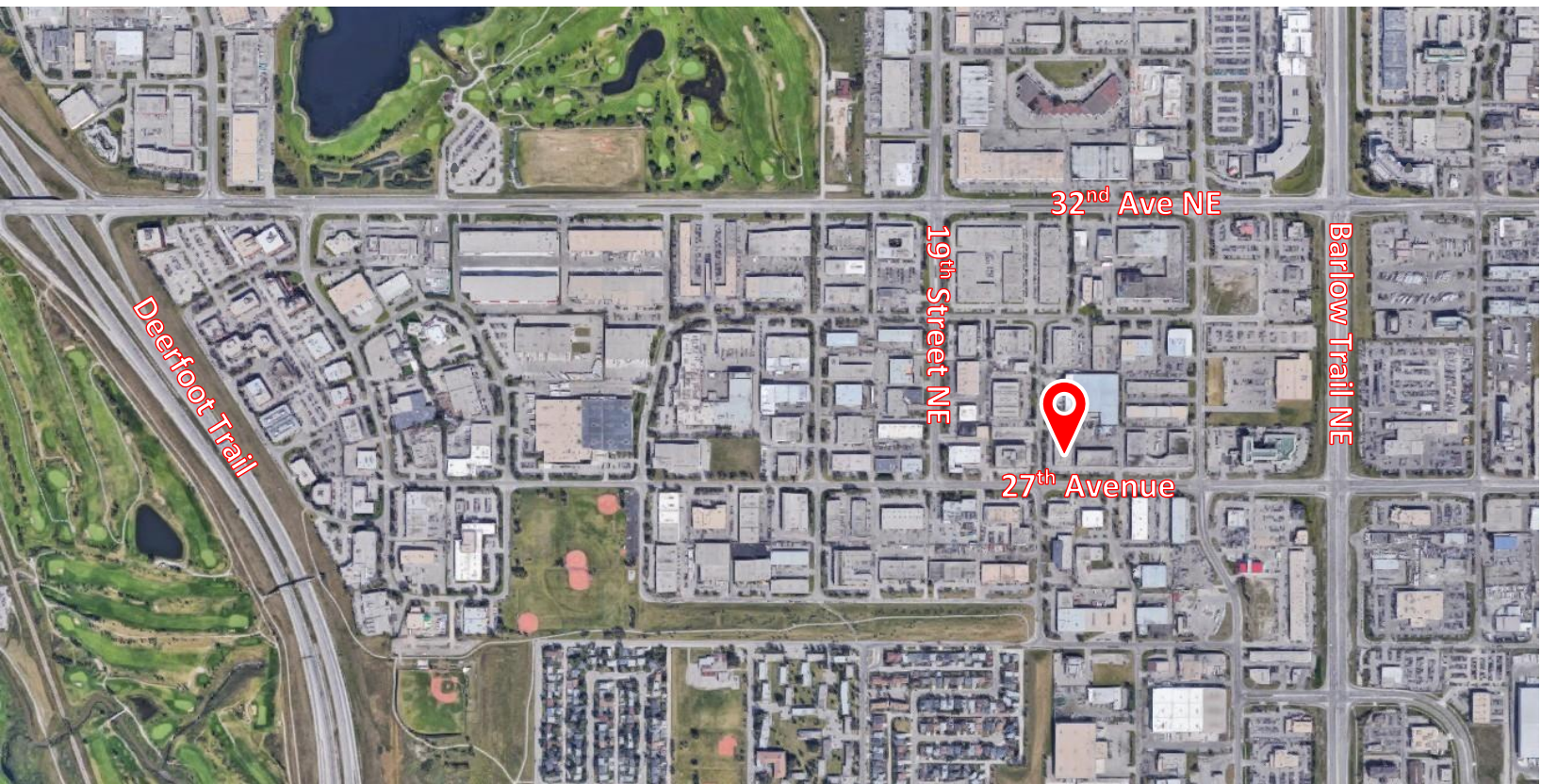


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Kimberly Kimball, Senior Associate
403-701-0459

kimberly@kimballcommercialrealestate.com

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Location:	South Airways
Zoning:	I-G (Industrial General)
Total Size:	2,304± SqFt
Warehouse:	1,184± SqFt
Office:	1,120± SqFt
Asking Rent:	\$13.00/SqFt
Op. Cost:	\$5.30/SqFt
Power:	100 Amps (TBV)
Ceiling Height:	22± feet clear
Loading:	Drive-In (10'x10')
Heating:	Overhead Heater/HVAC
Term:	5+ Years
Availability:	30 Days Notice

- Small bay in multi-tenant building just off 27th Avenue.
- Small showroom/reception, beautiful front executive office, large boardroom, large kitchen/bullpen area, and clean warehouse.
- Close to restaurants and shopping.
- Bus stops located on 19th Street.
- 15 minutes to city centre, and the Calgary International Airport.

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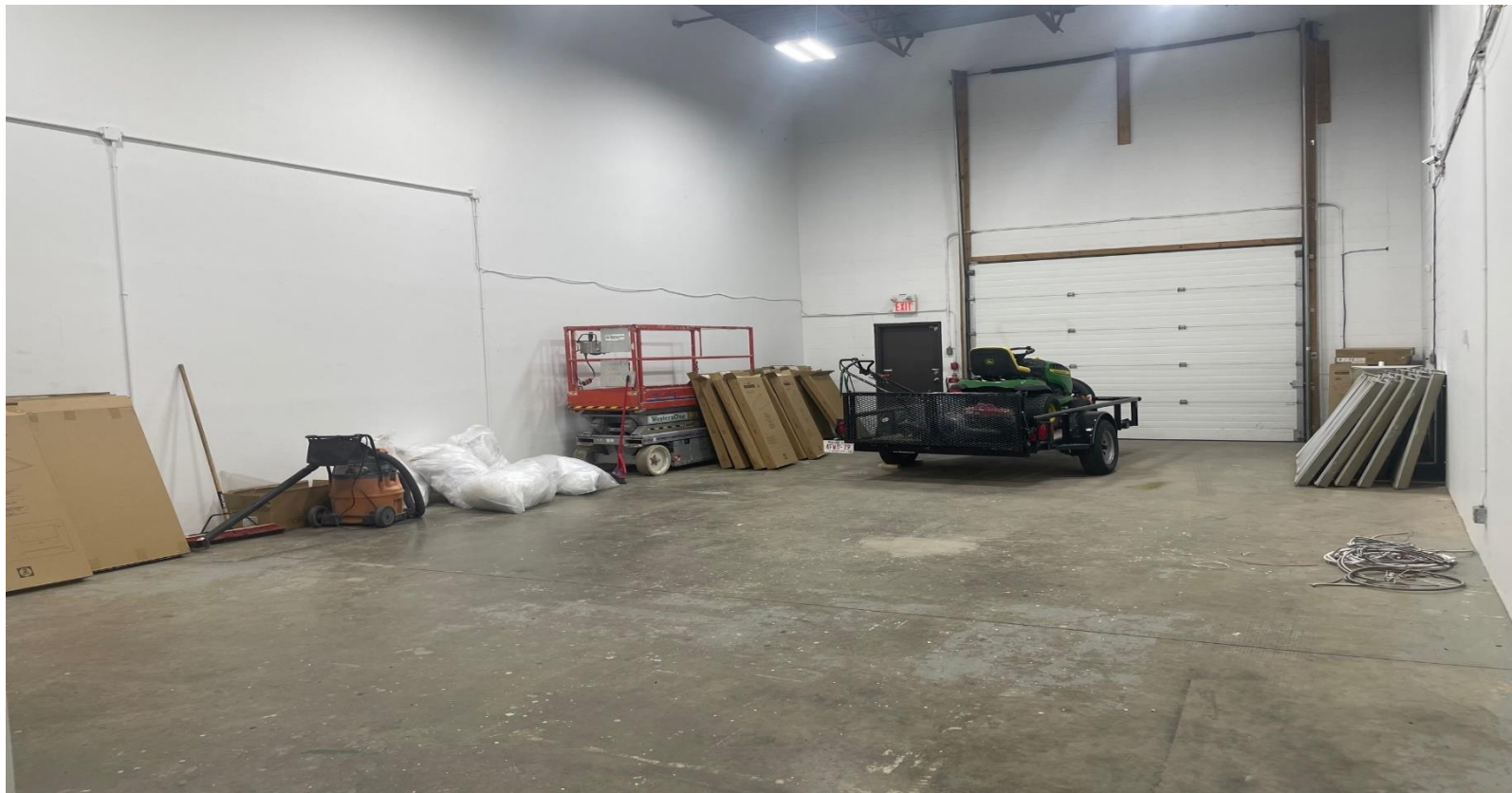


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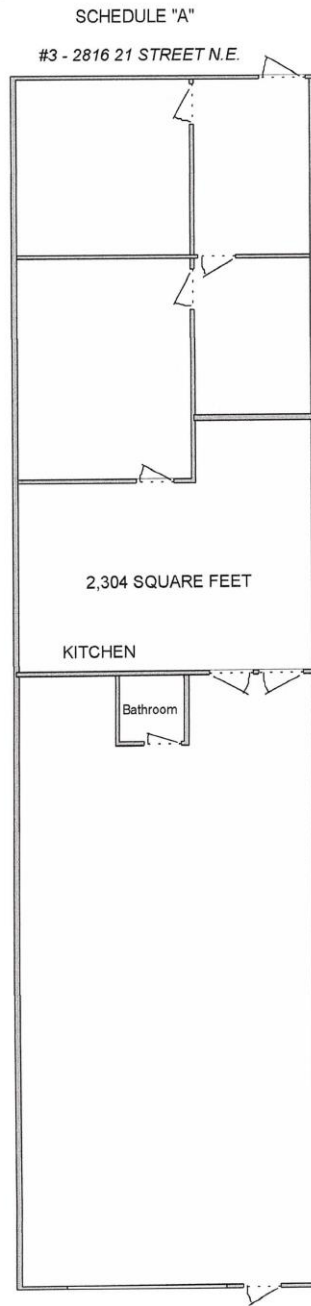
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Floor Plan



Floor plans may not be exactly as illustrated and are subject to change.

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Complete Realty

11450 – 29th Street SE, Unit 201
Calgary, Alberta T2Z 3V5

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