

For Lease

BAY 5 & 6

2320 - 35 AVENUE NE

Calgary, AB



PROPERTY HIGHLIGHTS



Well maintained building with very good truck loading access



Large warehouse, multiple spacious offices, and open showroom



Parking at the front and the back of the building



Great location with exposure to 35th Avenue NE and quick access to Barlow Trail and 32nd Avenue NE



Minutes to the airport and quick access to the downtown core



Makeup air, infrared, unit heaters, trench drain and sump in warehouse

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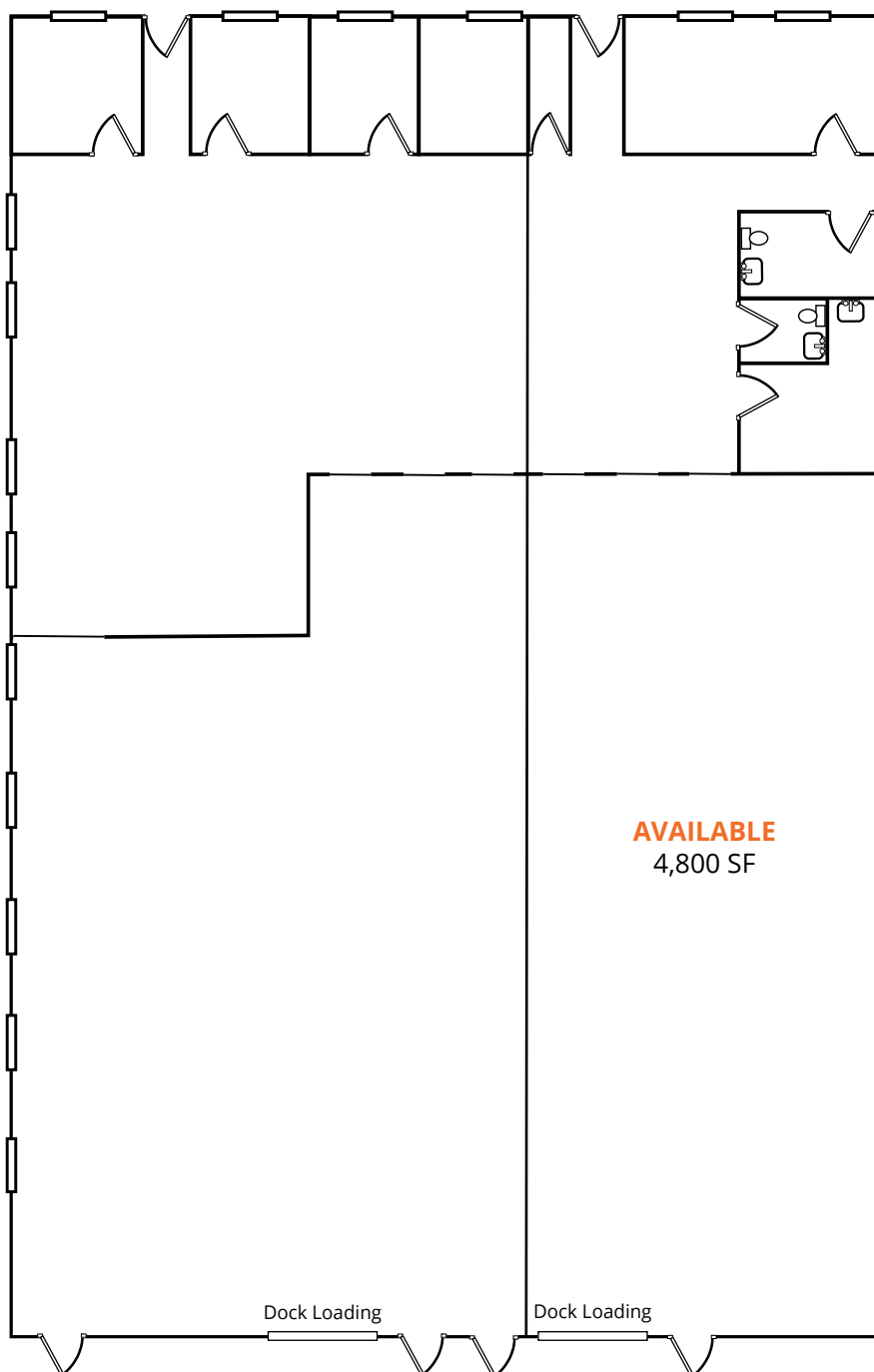
PROPERTY DETAILS

DISTRICT	McCall	AVAILABLE	4,800 SF
ZONING	I-G (Industrial General)	NET RENT	Market
POWER	200 Amps (TBV)	OPERATING COSTS	\$6.95 PSF
CEILING HEIGHT	18' clear	AVAILABILITY	September 1, 2026
LOADING	2 – 10' x 8' dock doors		



2320 35 Avenue NE

FLOORPLAN



NOTE: Plans does not accurately represent the actual size, dimensions, or layout of the premises.

2320 35 Avenue NE

DAVIES
ELECTRIC CO. LTD.
MOTORS PUMP/WELL HVAC/R CONTROLS WATER TREATMENT
CALGARY RED DEER SASKATOON

LET'S CONNECT

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