

FOR LEASE



3420 - 12th Street NE, Unit 108, Calgary, AB
4,000 sq. ft. I-C Zoned Unit



**Oversized
Loading Door**



**53' Trailer
Access**



**High Traffic
Area**

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5040 - 12A Street SE | Calgary, AB T2G 5K9 | lee-associates.com/calgary

PROPERTY DETAILS

AVAILABLE AREA:

Showroom & Office:	+/- 1,260 sq. ft.
Warehouse:	+/- 2,740 sq. ft.
Total:	+/- 4,000 sq. ft.

LEASE RATE:

\$15.00 per sq. ft. per annum
*with escalations

ADDITIONAL RENT:

\$6.59 (est. for 2026)

AVAILABLE:

Immediate

DISTRICT:

McCall Industrial

ZONING:

I-C (Industrial Commercial)

CEILING HEIGHT:

20' clear

ELECTRICAL:

225 amp, 120/208 volt (TBV)

LOADING:

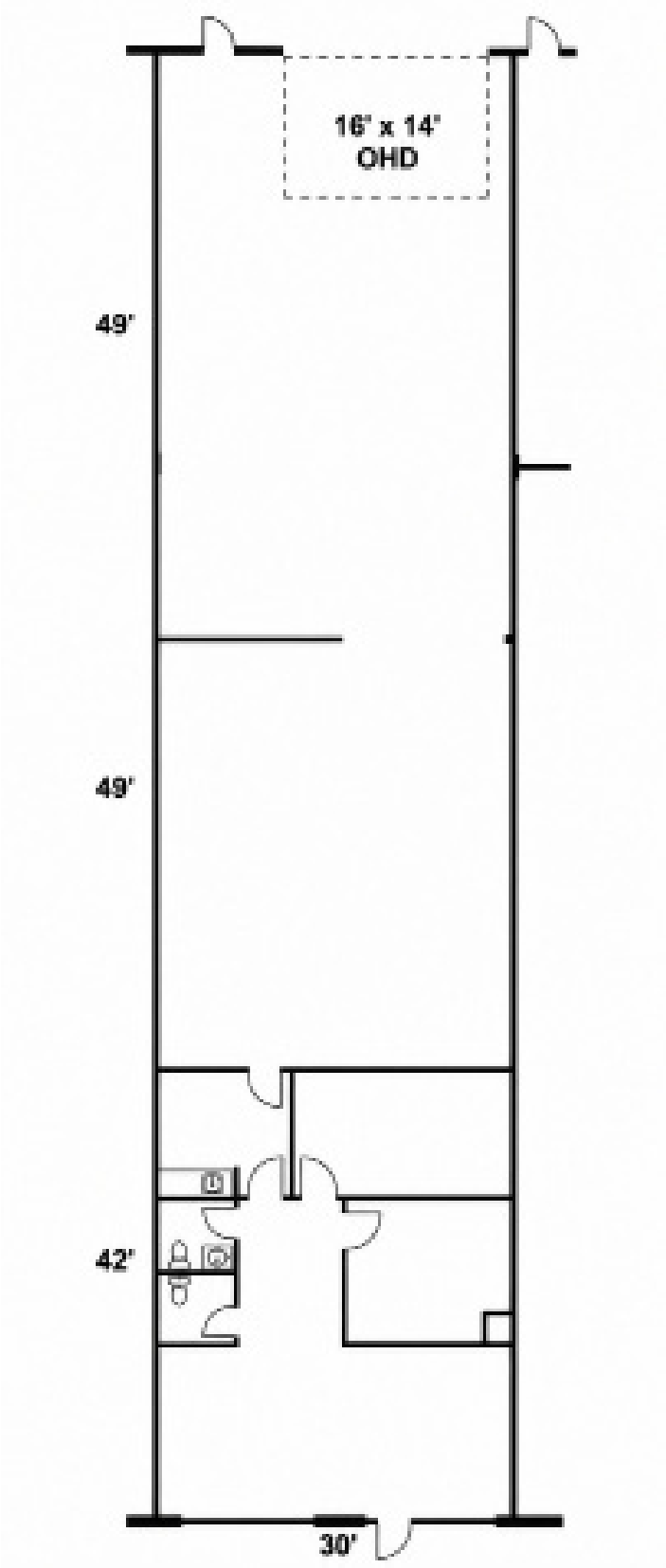
1 -16' x 14' Drive-in door

COMMENTS:

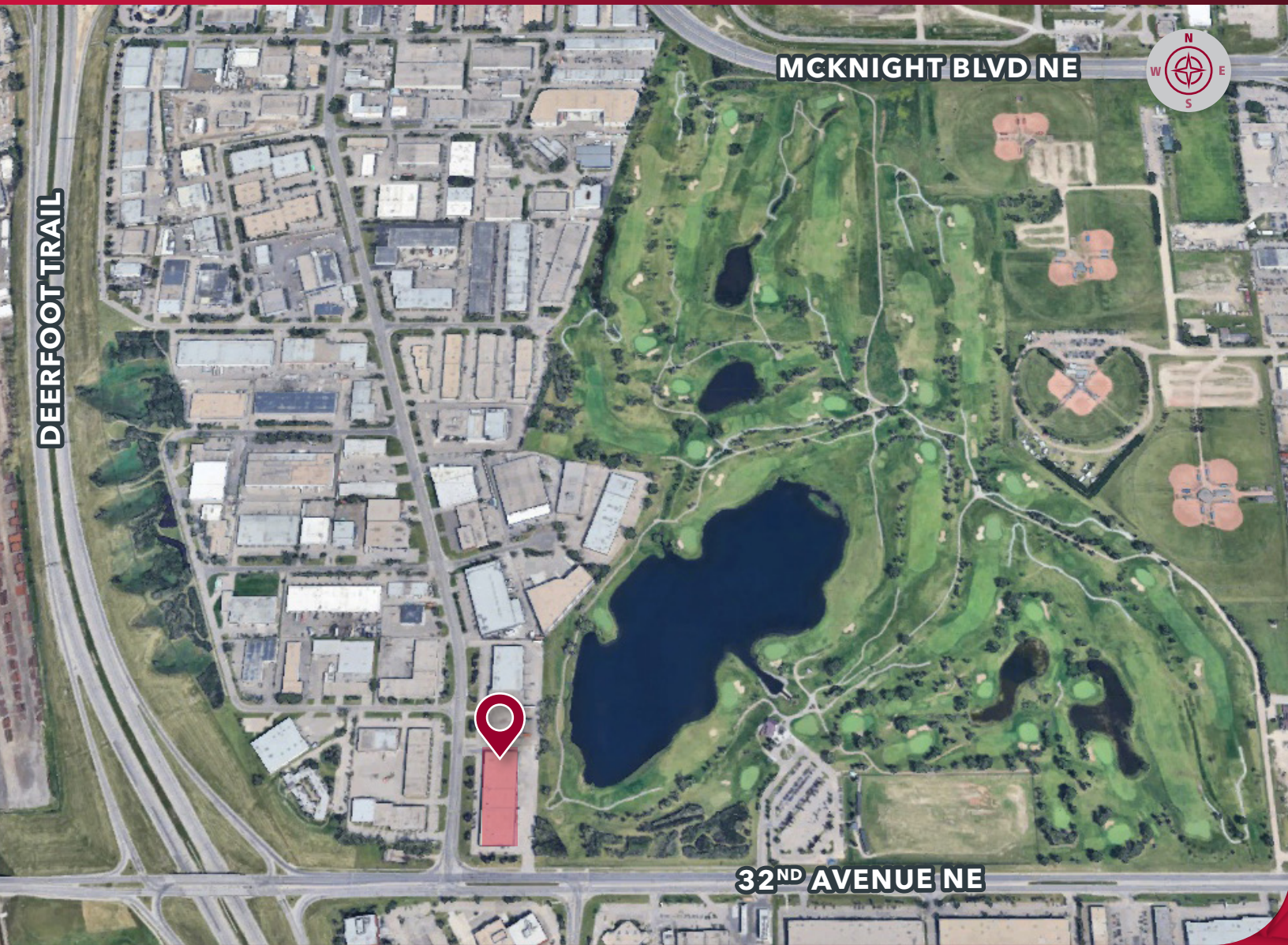
- » Marshalling area will accomodate 53' trailer
- » Recently renovated office and white washed warehouse
- » LED Lighting
- » Direct access to 32 Avenue N.E.
- » Prominent exposure to 32 Avenue N.E. and 12 Street N.E.
- » Close proximity to Deerfoot Trail and Barlow Trail



FLOOR PLAN



LOCATION



CONTACT US



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