

For lease

3360 - 14 Avenue NE, Bay 4 & 5
Calgary, AB

- Drive-in loading
- Central NE multi-tenant Industrial Park with rare small bay available
- Close access to retail amenities and City Transit
- Immediate access to Barlow Trail, 36 Street NE and 16 Avenue NE

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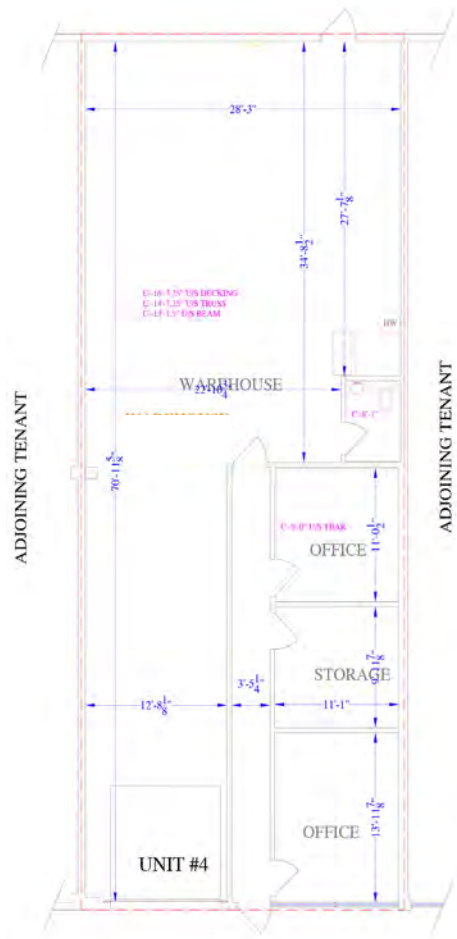
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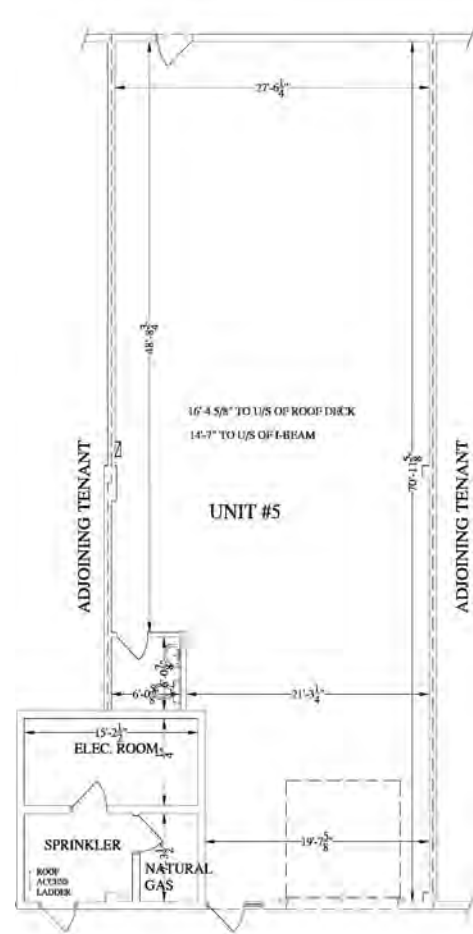
Floor Plans / Bay Details

Bay 4 - Floor Plan



Bay 4

Bay 5 - Floor Plan



Bay 5

District:	Franklin Industrial Park	Franklin Industrial Park
Zoning:	I-G (Industrial General)	I-G (Industrial General)
Unit Size:	Warehouse: ± 1,579 SF Office: ± 539 SF Total: ± 2,118 SF	Warehouse: ± 1,924 SF Office: 0 SF Total: ±1,924 SF
Ceiling Height:	14.5' clear	14.5' clear
Loading:	1 (10' x 10') drive-in door	1 (10' x 10') drive-in door
Power:	200 amp (TBV)	200 amp (TBV)
Lighting:	LED	LED
Available:	February 1, 2025	Immediately
Op. Costs:	\$ 5.50 PSF + Mgmt fee (2024)	\$ 5.50 PSF + Mgmt fee (2024)
Lease Rate:	\$ 14.00 PSF	\$ 14.00 PSF

*Units can be made contiguous, however units are at different grade levels.

Location Map



Driving Distances

Trans-Canada Hwy → 3 min.
Deerfoot Trail → 6 min.
Stoney Trail East → 7 min.

Downtown Calgary → 11 min.
Calgary Airport → 27 min.

Contact us

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