

Unit 104

11127 - 15 Street NE

Calgary, AB

FOR SALE

EVOLVE

AT DISTRICT



Developed by

Beedie/

Marketed by

JLL

Unit 104

11127 - 15 Street NE

Calgary, AB

Discover an unparalleled opportunity in this modern industrial condo, strategically positioned with prime exposure to Deerfoot Trail. This “A” Class institutional-grade product offers the perfect blend of functionality and accessibility, featuring both dock and drive-in loading capabilities.

LOCATION & AMENITIES

- Wide range of amenities in the immediate area
- Architecturally controlled industrial park
- Minutes from Calgary International Airport

TRANSACTION FLEXIBILITY

For over 70 years, Beedie has established itself as the largest industrial condo developer in Western Canada. Renowned for exceptional quality and dynamic design, Beedie is a family-owned company that prides itself on best-in-class practices for its employees, purchasers, and tenants. As such, Beedie is able to offer unmatched flexibility for transaction structures. Let's partner in finding a solution for your real estate needs.



ZONING

I-G, Industrial General



DISTRICT

Stoney

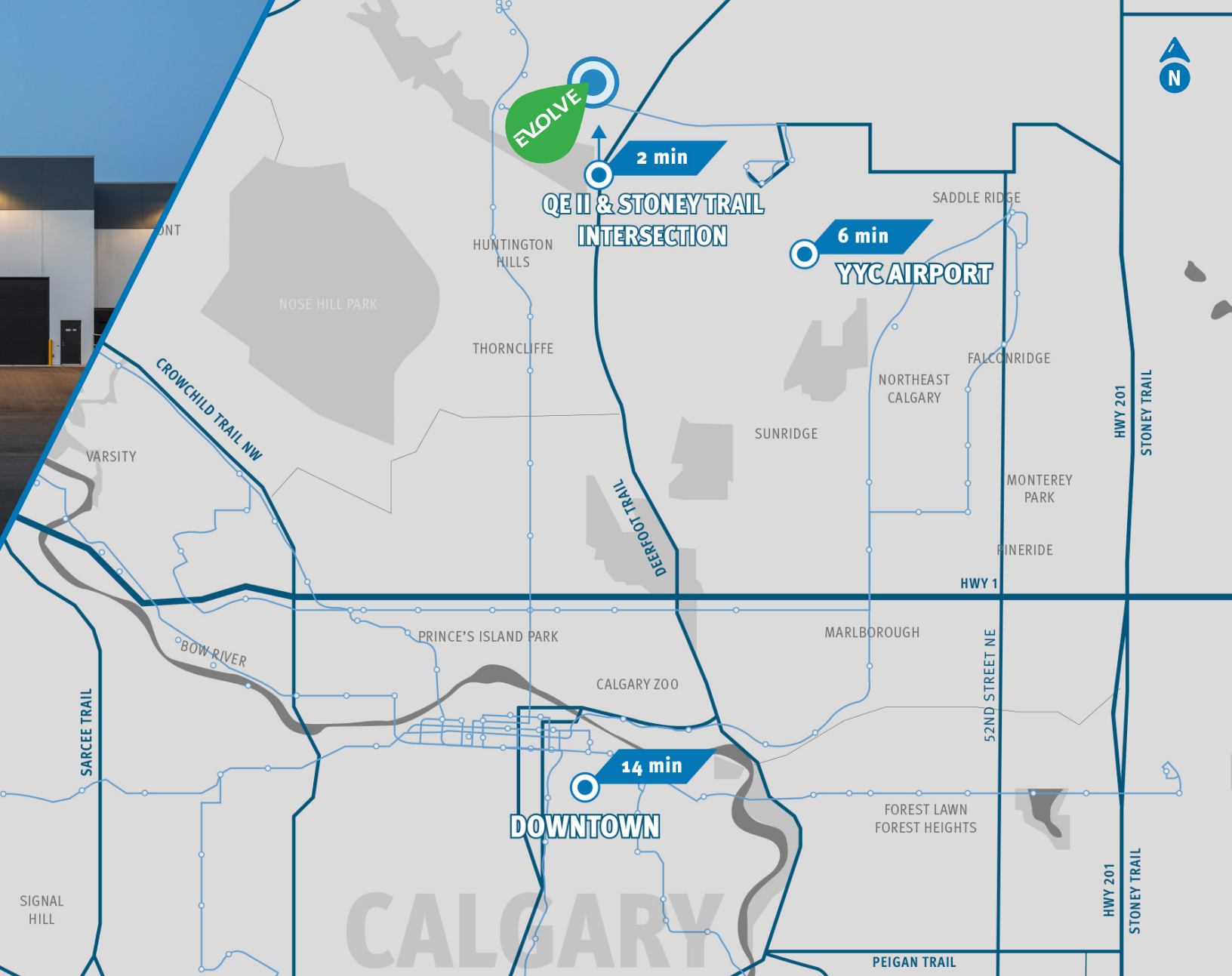


OCCUPANCY DATE

September 1, 2025

UNIT FEATURES

ANK HILL



LEGEND

— Major Highway

— Main Roads

○ Public Transport



CONSTRUCTION

Pre-cast concrete



CEILING HEIGHT

26' clear



ROOFING

EPDM roofing system



LOADING

2 (8'6" x 10') Dock Doors
(with 40,000 lbs levellers)
1 (12' x 14')
Ramped Drive-In Door



ELECTRICAL SERVICE

200 amps per bay



RECIRCULATION FANS

Ceiling fans



DOCK LEVELLERS

Electric (6' x 8', 40,000 lbs)



MEZZANINE

Concrete



SPRINKLERS

ESFR sprinkler system



WAREHOUSE INTERIOR

Skylight & primed
interior walls



HEATING

2 gas-fired unit
heaters per bay



LIGHTING

High efficiency
LED fixtures

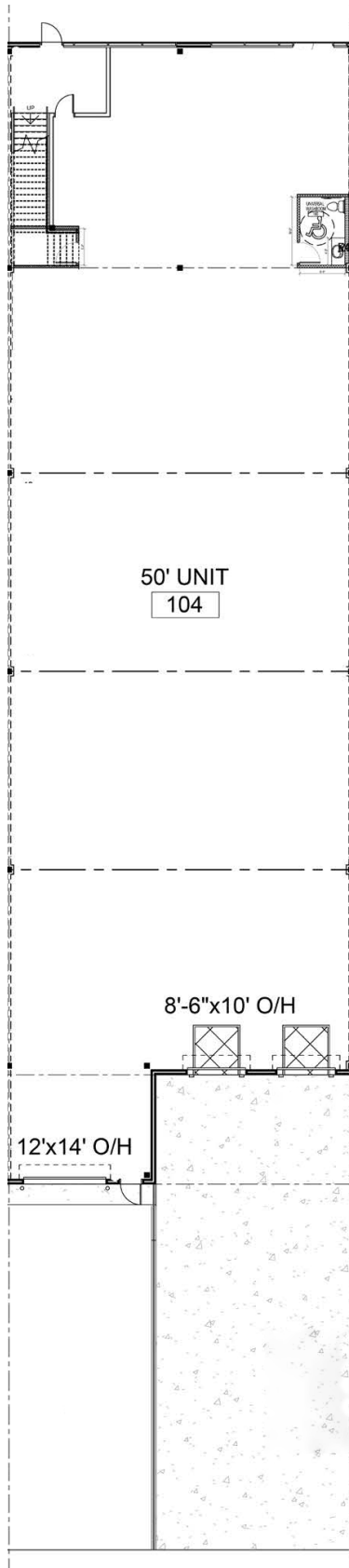
UNIT DETAILS

YEAR BUILT	2017	PARKING	9 stalls
SIZE	Second Floor Office: 1,708 SF Warehouse: 7,910 SF Total: 9,617 SF	SALE PRICE	\$2,692,760 (\$280 PSF)
LOADING	<ul style="list-style-type: none">2 (8'6" x 10') Dock Doors (with 40,000 lbs levellers)1 (12' x 14') Ramped Drive-in Door	PROPERTY TAXES	\$43,335 (2025)
POWER	200 amps @ 600 volts (TBV)	CONDO FEES	\$1,296.99/month (2024/2025) (including GST)
		FEATURES	<ul style="list-style-type: none">Dual compartment sump at drive-in doorForklift charging venting6' x 6' skylights in warehouse



FLOORPLAN

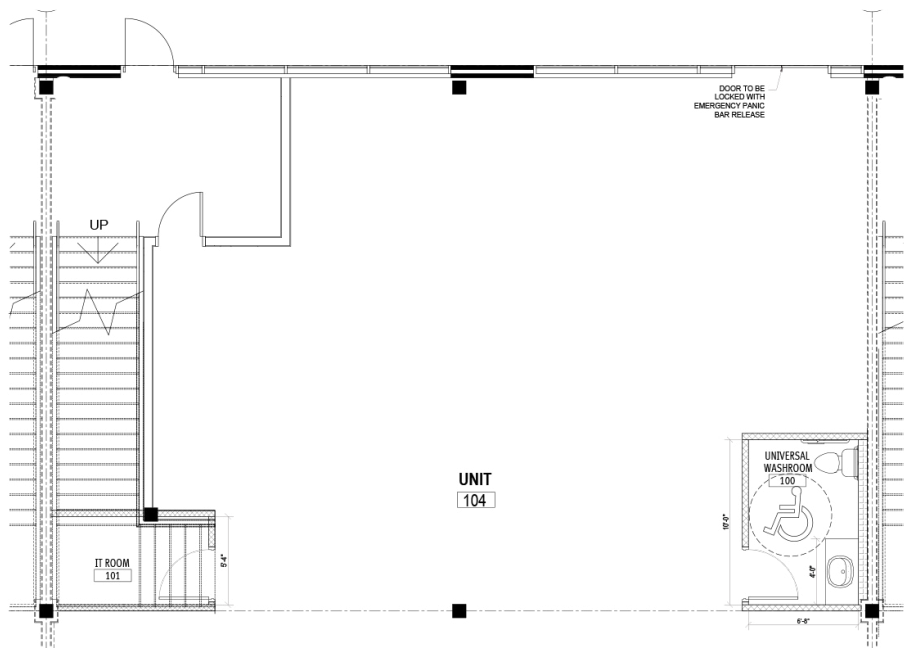
MAIN FLOOR



SECOND FLOOR OFFICE



MAIN FLOOR SPACE BELOW SECOND FLOOR



ABOUT THE DEVELOPER



Since 1954, Beedie has combined innovation and craftsmanship to bring new possibilities to life. Today, we are one of Western Canada's largest industrial and residential developers, having completed more than 35 million square feet of new development. Our integrated structure allows us to implement the highest construction and design standards, and our legacy of relationship building enables us to deliver projects that drive commercial value.

As Beedie grows our operations across North America, we have industrial building opportunities available in British Columbia, Alberta, Ontario, and Las Vegas.



**BUILT FOR TODAY.
BUILT FOR TOMORROW.
BUILT FOR GOOD.**

www.beedie.ca





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Beedie/ Built for good

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