

For lease

655 - 42 Avenue NE

Calgary, AB

Multiple Bays Available

- 8,952 s.f. to 27,449 s.f. available
- Dock and drive-in loading
- Equipped with heavy power
- Immediate access to Edmonton Trail, 32 Avenue NE, McKnight Blvd NE and Deerfoot Trail

Property Details

District Greenview Industrial Park

Zoning I-G (Industrial General)

Heating Forced Air



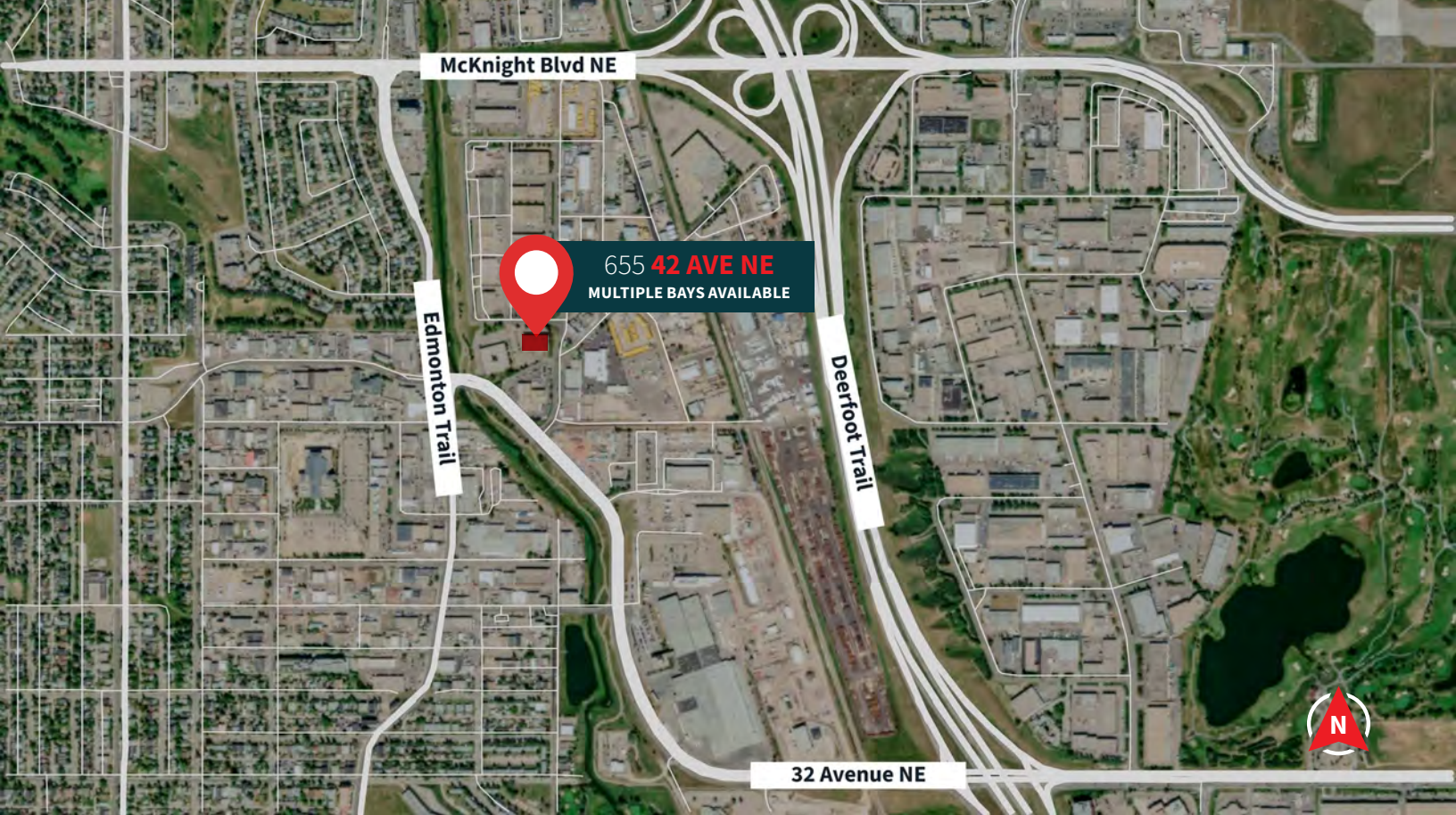
Highlights

- Newly renovated office build out in units 1, 2, 3 & 4
- Concrete block demising walls
- Drainage in warehouse
- Equipped with fibre Internet
- Quick access to major Northeast thoroughfares
- Yard area negotiable





	Units 1, 2 & 3		Unit 4 (Potentially Available)		Units 5 & 6	
Unit Size	Warehouse	± 10,956 s.f.	Warehouse	± 3,649 s.f.	Warehouse	± 5,369 s.f.
	Second Floor Office	± 2,971 s.f.	Second Floor Office	± 921 s.f.	Main Floor Office	± 1,842 s.f.
	Total	± 13,927 s.f.	Total	± 4,570 s.f.	Second Floor	± 1,741 s.f.
					Total	± 8,952 s.f.
					*Bonus Mezzanine	± 693 s.f.
Power	800 amps @ 600 volts (TBV)		200 amps @ 600 volts (TBV)		600 amps @ 600 volts (TBV)	
Loading	2 (12' x 14') dock 1 (12' x 14') drive-in		1 (12' x 14') drive-in		2 (12' x 14') drive-in	
Ceiling Height	21' clear		21' clear		21' clear	
Lease Rate	Market		Market		Market	
Operating Costs	\$5.61 p.s.f. (2025)		\$5.61 p.s.f. (2025)		\$5.61 p.s.f. (2025)	
Availability	Immediately		Negotiable		September 1, 2025	



Trans-Canada (Hwy 1)

5 minute / 4 km



Deerfoot Trail (Hwy 2)

4 minutes / 1.9 km



Glenmore Trail

12 minutes / 13.8 km



Stoney Trail NE

12 minutes / 11.2 km



Downtown Calgary

10 minutes / 6.1 km



Calgary International Airport

10 minutes / 9.5 km

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For more information, please contact:

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