

JLL SEE A BRIGHTER WAY

For lease

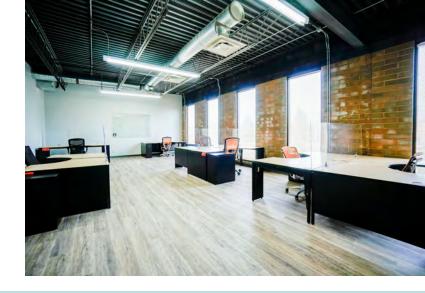
655 - 42 Avenue NE Calgary, AB

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

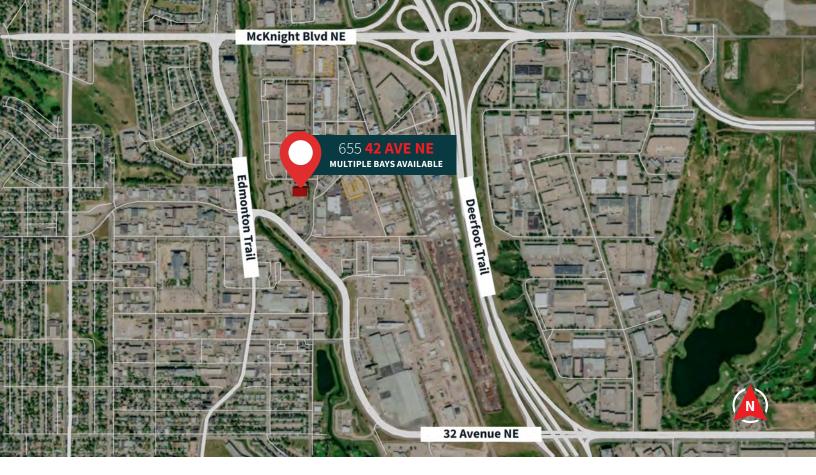


Building Floor Plan

UNITS 1, 2 & 3:



	omes 1, 2 & 3		onic 4 (i occincially Available)			
	Second Floor Office ±2),956 s.f. 2,971 s.f.	Warehouse Second Floor Office		Warehouse Main Floor Office Second Floor	± 5,369 s.f. ± 1,842 s.f. ± 1,741 s.f.
Unit Size	Total ± 13	3,927 s.f.	Total	± 4,570 s.f.	Total	± 1,741 s.f. ± 8,952 s.f.
					*Bonus Mezzanine	± 6,932 S.1. ± 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)



Deerfoot Trail (Hwy 2)



Glenmore Trail

5 minute / 4 km



12 minutes / 13.8 km



Stoney Trail NE



Downtown Calgary



Calgary International Airport 10 minutes / 9.5 km

12 minutes / 11.2 km

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For more information, please contact:

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