

JLL SEE A BRIGHTER WAY

For lease

655 - 42 Avenue NE

Calgary, AB

- ±13,927 s.f. available
- Dock and drive-in loading
- Potential yard space available
- Immediate access to Edmonton Trail, 32 Avenue NE, McKnight Blvd NE and Deerfoot Trail

Property Details

	Units 1, 2 & 3	
District	Greenview Industrial Park	
Zoning	I-G (Industrial General)	
Unit Size	Warehouse \pm 10,956 s. Second Floor Office \pm 2,971 s.	
	Total ± 13,927 s.	f.
Loading	2 (12' x 14') dock 1 (12' x 14') drive-in	
Ceiling Height	21' clear	
Power	TBV	
Heating	Forced Air	
Lease Rate	Market	
Operating Costs	\$5.61 p.s.f. (2025)	
Availability	Immediately	

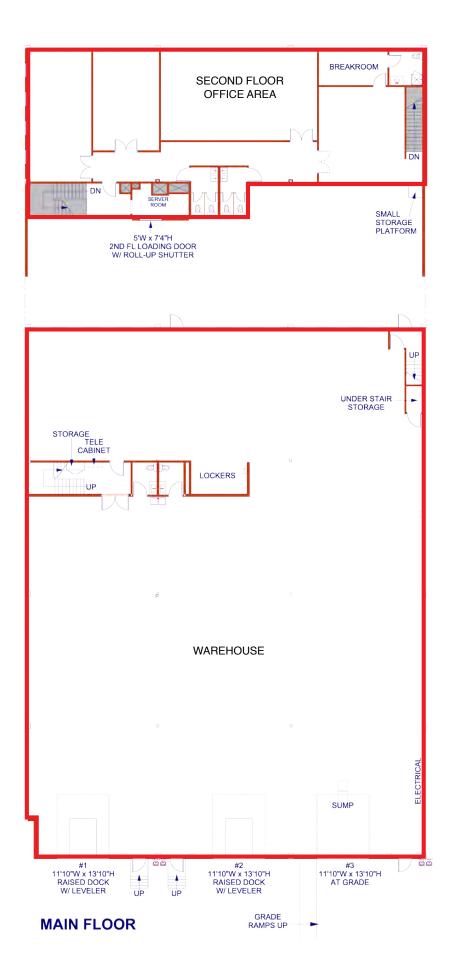


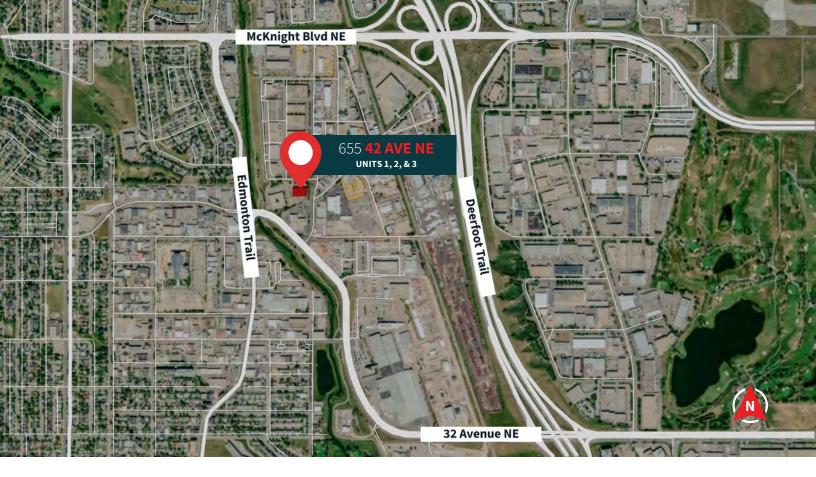
Highlights

- Newly renovated office build out
- Concrete block demising walls
- Drainage in warehouse
- Equipped with fibre Internet
- Quick access to major Northeast thoroughfares
- Yard area negotiable



Building Floor Plan







Trans-Canada (Hwy 1)

5 minute / 4 km



Stoney Trail NE

12 minutes / 11.2 km



Deerfoot Trail (Hwy 2)

4 minutes / 1.9 km

Downtown Calgary

10 minutes / 6.1 km



Glenmore Trail

12 minutes / 13.8 km



Calgary International Airport 10 minutes / 9.5 km

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