 **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

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

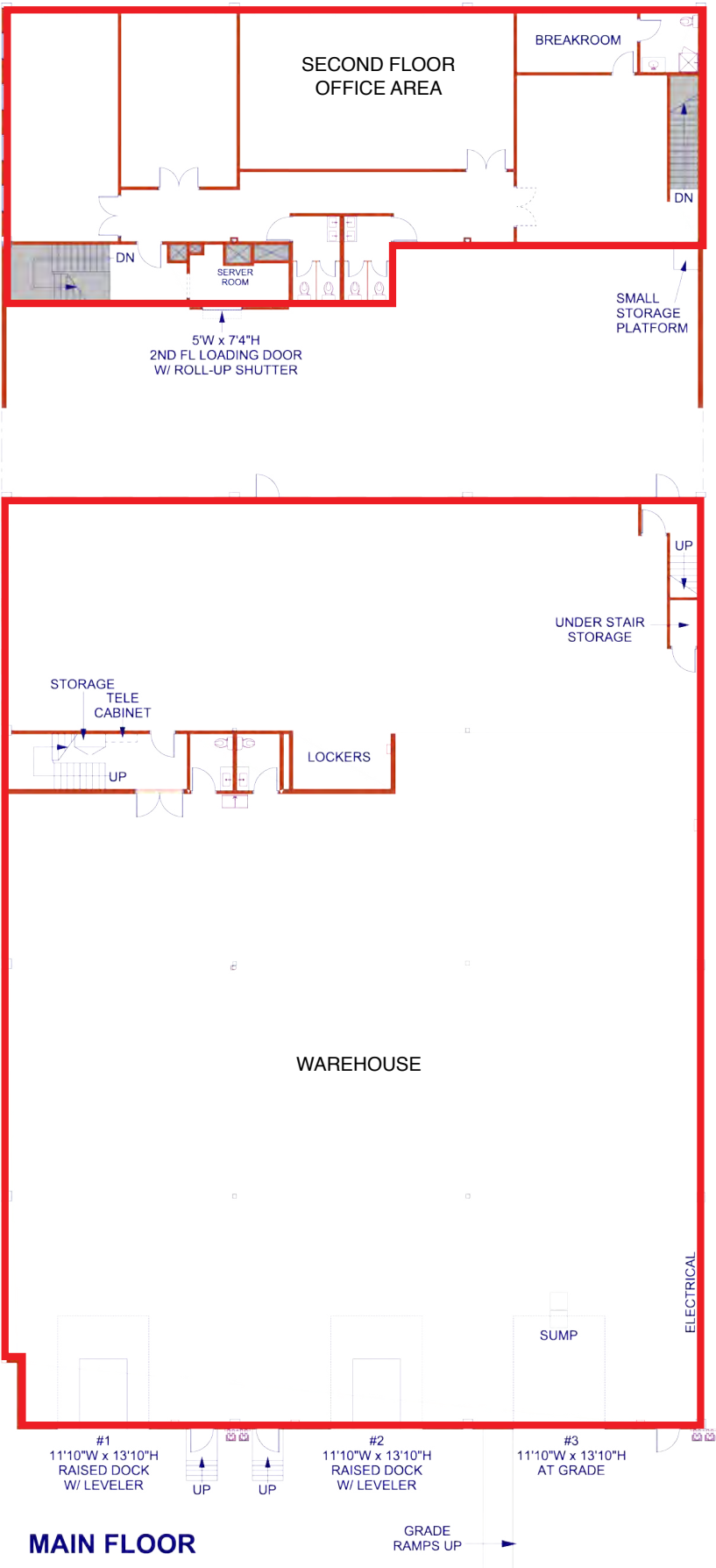


## Highlights

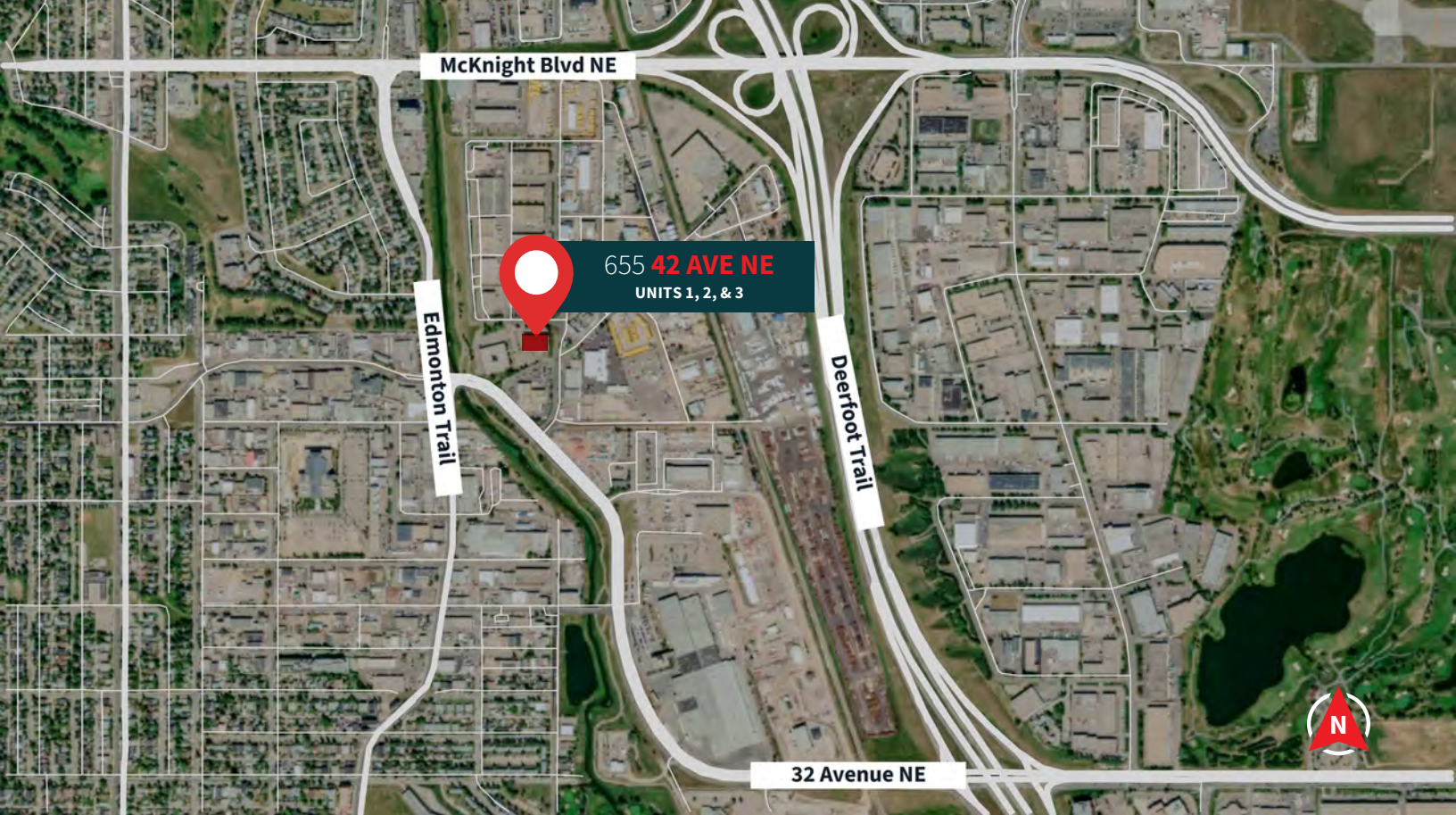
- Newly renovated office build out
- Concrete block demising walls
- Drainage in warehouse
- Equipped with fibre Internet
- Quick access to major Northeast thoroughfares
- Yard area negotiable



# 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

# For lease

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For more information, please contact:

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