



SEE A BRIGHTER WAY

For Lease

3851 - 21 Street NE, Bay D
Calgary, AB

Warehouse & Office Unit

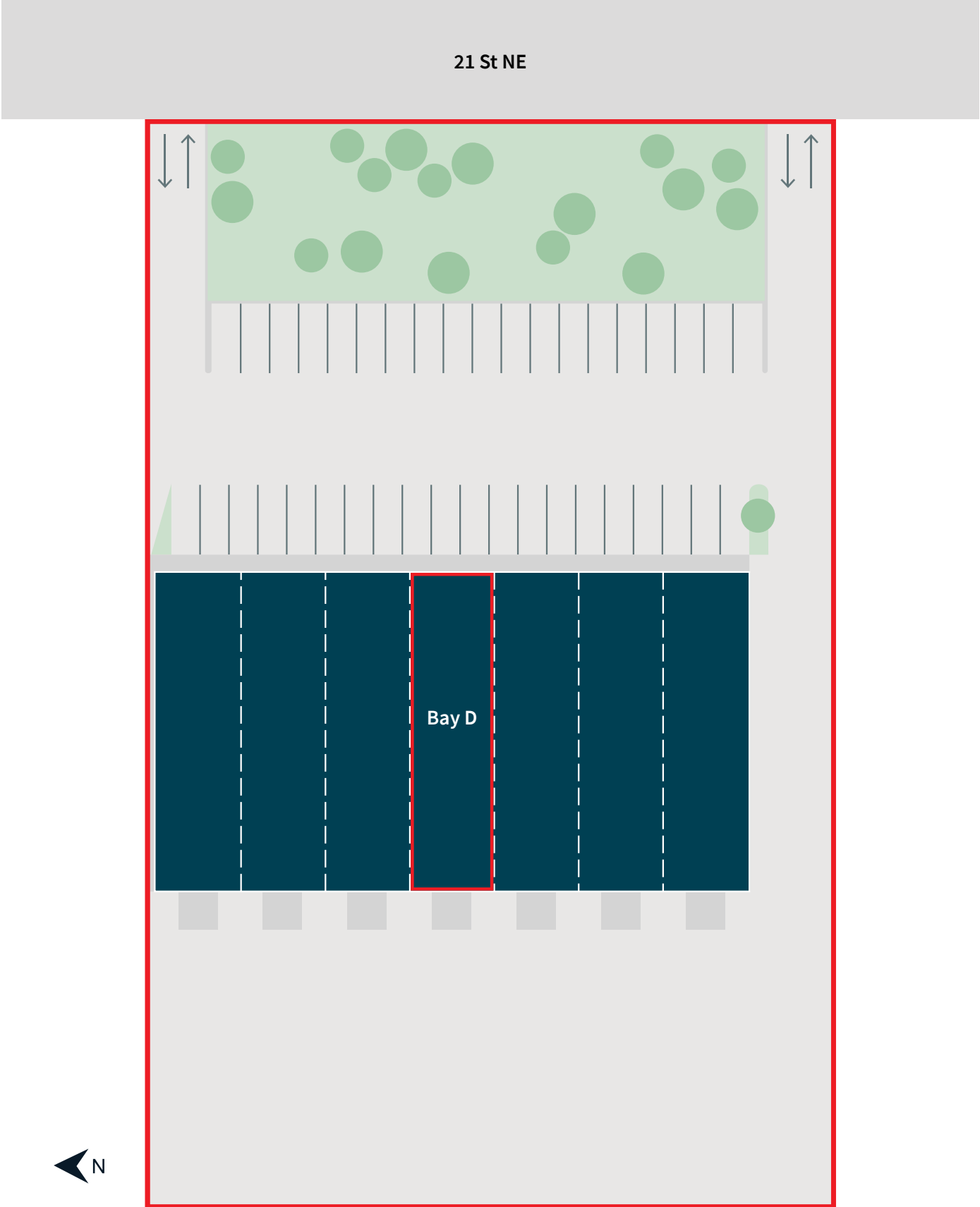
- Clean NE warehouse with drive in loading
- Small yard area behind unit
- Close proximity to 32nd Avenue, Barlow Trail and Deerfoot Trail NE
- Bonus storage mezzanine in warehouse
- Modified gross rent includes utilities with the exception of electricity

Property Details

Address	3851 - 21 Street NE, Bay D	Ceiling Height	18' clear
District	North Airways	Power	100 amps (TBV)
Zoning	I-G (Industrial General)	Parking	Double row
Building Size	Warehouse: ± 2,050 s.f. Office area: ± 510 s.f. Total: ± 2,560 s.f.	Gross Lease Rate	\$4,800.00 (Starting)
Loading	1 (12'x14') drive-in door	Available	Immediately

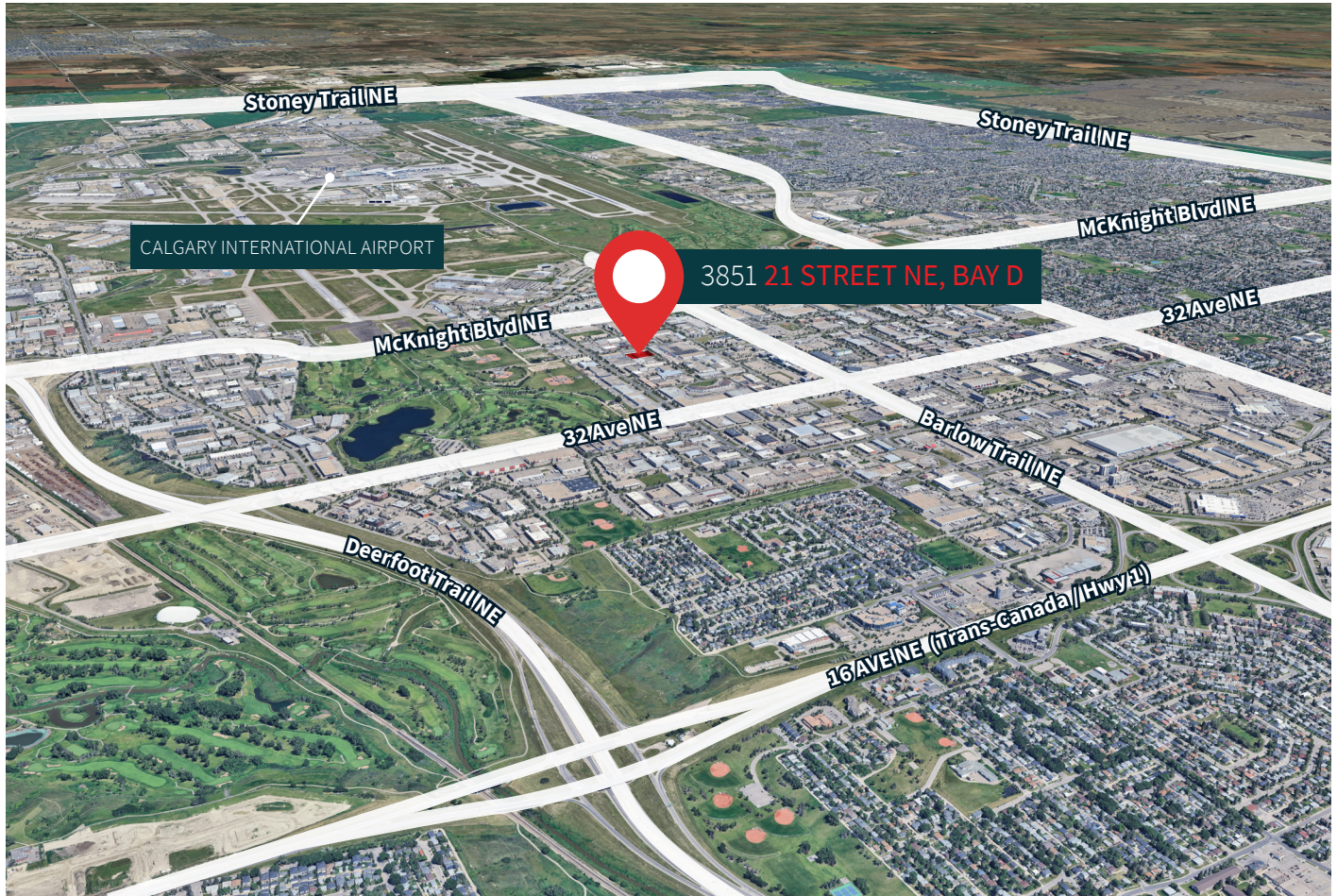


Site Plan



*Site plan does not exactly reflect current layout.

Property Location



Drive Times



Deerfoot Trail → **4 min. / 2.6 km**



Glenmore Trail → **14 min. / 14.7 km**



Trans-Canada Hwy → **7 min. / 3.4 km**



Downtown Calgary → **12 min. / 9.6 km**



Stoney Trail East → **9 min. / 7.1 km**



Calgary Int. Airport → **12 min. / 10.7 km**

Contact us for more information



Troy Robinson
Lead Broker
Associate
+1 403 670 7353
troy.robinson@jll.com

Austin Smith
Lead Broker
Vice President
+1 403 456 2197
austin.smith@jll.com

Marshall Toner
EVP, National Industrial
+1 403 456 2214
marshall.toner@jll.com

Ryan Haney
Executive Vice President
+1 403 456 2221
ryan.haney@jll.com

Chris Saunders
Executive Vice President
+1 403 456 2218
chris.saunders@jll.com

Carey Koroluk
Vice President
+1 403 456 2346
carey.koroluk@jll.com