

For Lease

3536 - 27 Street NE
Calgary, Alberta



- ± 12,520 s.f. of Office and Warehouse
- Finished Office Space on Two Levels
- Dock and Drive-In Loading
- Secured Yard Area
- Sump in warehouse



Property Details

District Horizon Industrial Park

Loading 2 - (8' x 8') dock doors
1 - (12' x 14') drive-in door

Zoning I-G (Industrial General)

Power 400 Amps @ 600 Volts (TBV)

Building Size

Main Floor Office:	± 1,721 s.f.
Second Floor Office:	± 3,679 s.f.
Warehouse:	± 7,120 s.f.
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Total:	± 12,520 s.f.

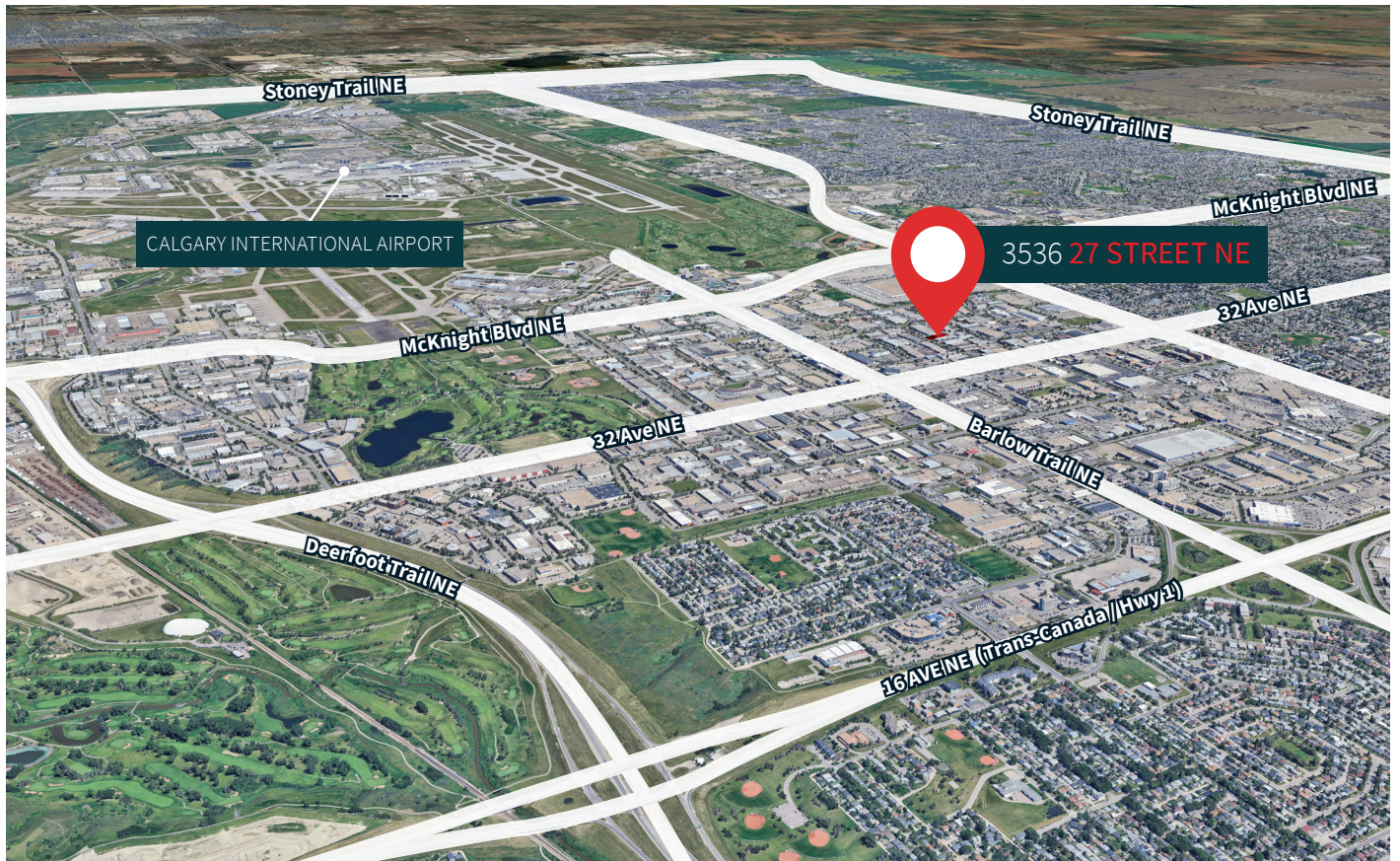
Lease Rate Market

Op. Costs \$6.82 p.s.f. (2026)

Ceiling Height 24' clear

Available Negotiable

Property Location



Drive Times



Trans-Canada Highway 5 mins. | 2.4 km



Glenmore Trail 14 mins. | 14.6 km



Deerfoot Trail (Highway 2) 5 mins. | 3.7 km



Calgary Int. Airport 10 mins. | 11.5 km

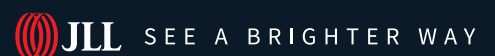


Stoney Trail (Ring Road) 10 mins. | 7.1 km



Downtown Calgary 12 mins. | 9.8 km

Contact us for more information



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