 **JLL** SEE A BRIGHTER WAY

# For Lease




1935 - 30 Avenue NE, Bay 3  
Calgary, AB

- Rare small bay available
- Drive-in loading
- Close access to retail amenities and City Transit
- Immediate access to major northeast thoroughfares

# Property Details

**District:** South Airways

**Zoning:** I-G (Industrial General)

<b>Unit Size:</b>	 Office	525 s.f.
	 Warehouse	990 s.f.
	Total	1,515 s.f.
	 Bonus Mezzanine	533 s.f.

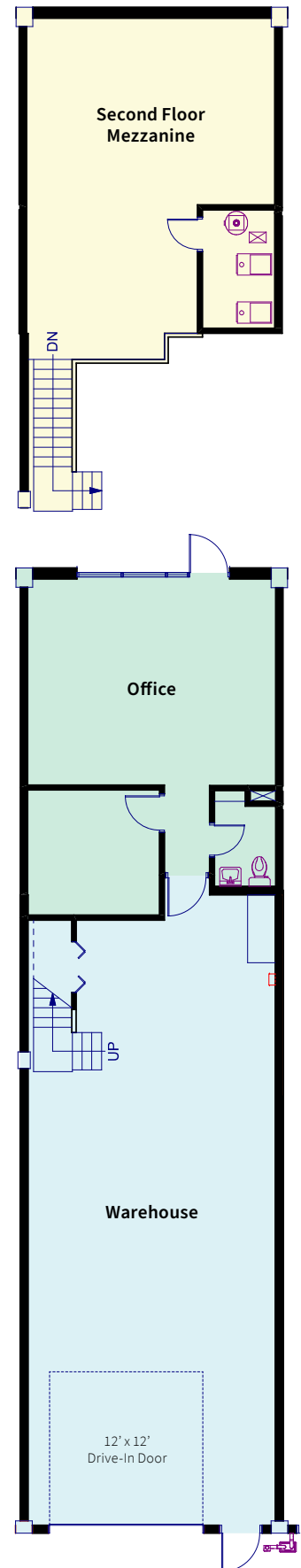
**Ceiling Height:** 18' clear

**Loading:** 1 (12' x 12') drive-in door

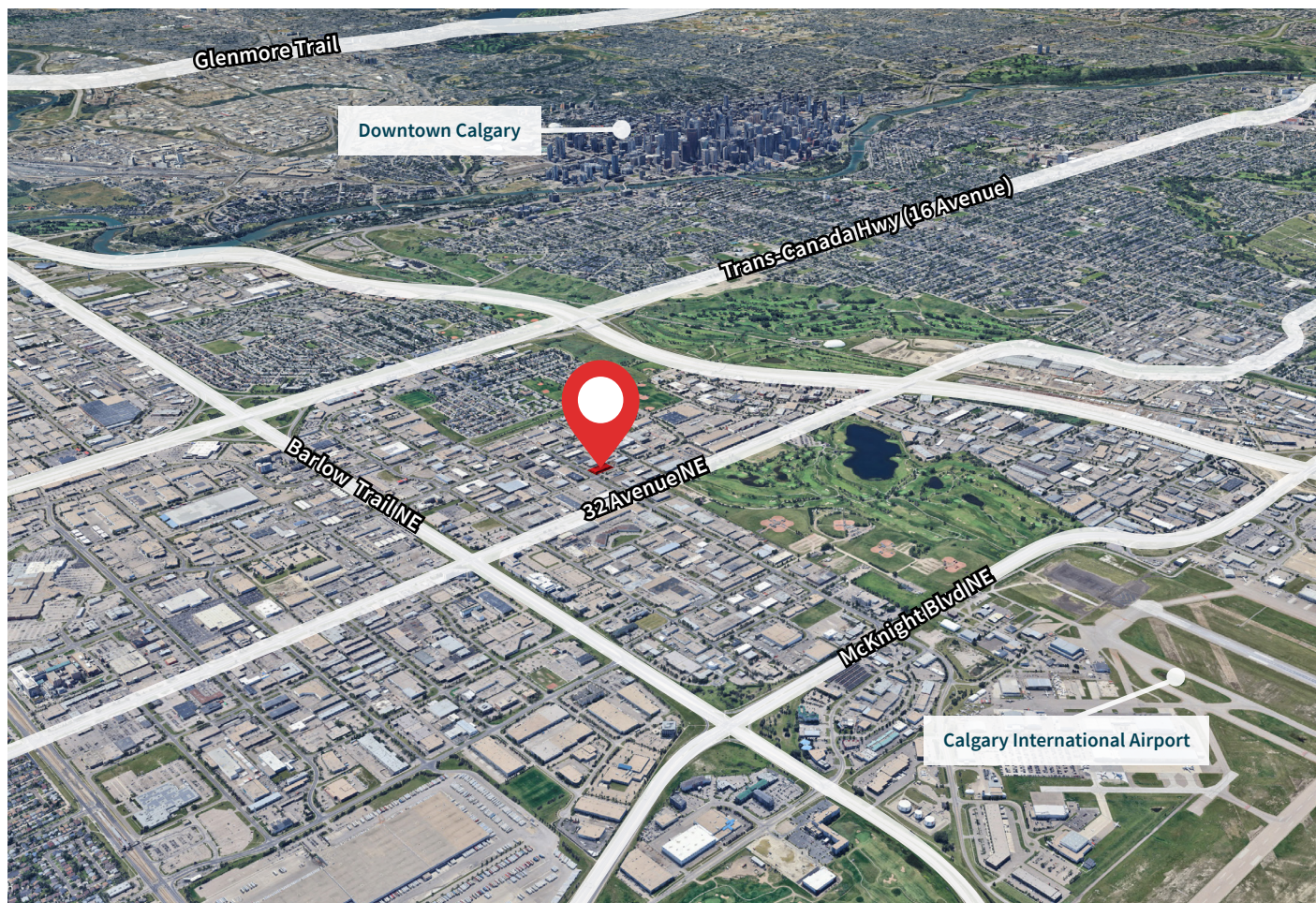
**Op. Costs:** \$5.94 p.s.f. (2026)

**Lease Rate:** \$16.00 p.s.f.

**Available:** August 1, 2026



# Location Map



## Drive Times

	Trans-Canada Highway	<b>4 mins.   2.2 km</b>		Glenmore Trail	<b>12 mins.   14.5 km</b>
	Deerfoot Trail	<b>4 mins.   2.1 km</b>		Downtown Calgary	<b>12 mins.   9.1 km</b>
	Stoney Trail (Ring Road)	<b>8 mins.   8.2 km</b>		Calgary Int. Airport	<b>12 mins.   11.5 km</b>

## Contact us

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

**Carey Koroluk**  
Lead Broker  
Vice President  
+1 403 456 2346  
carey.koroluk@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



jll.ca