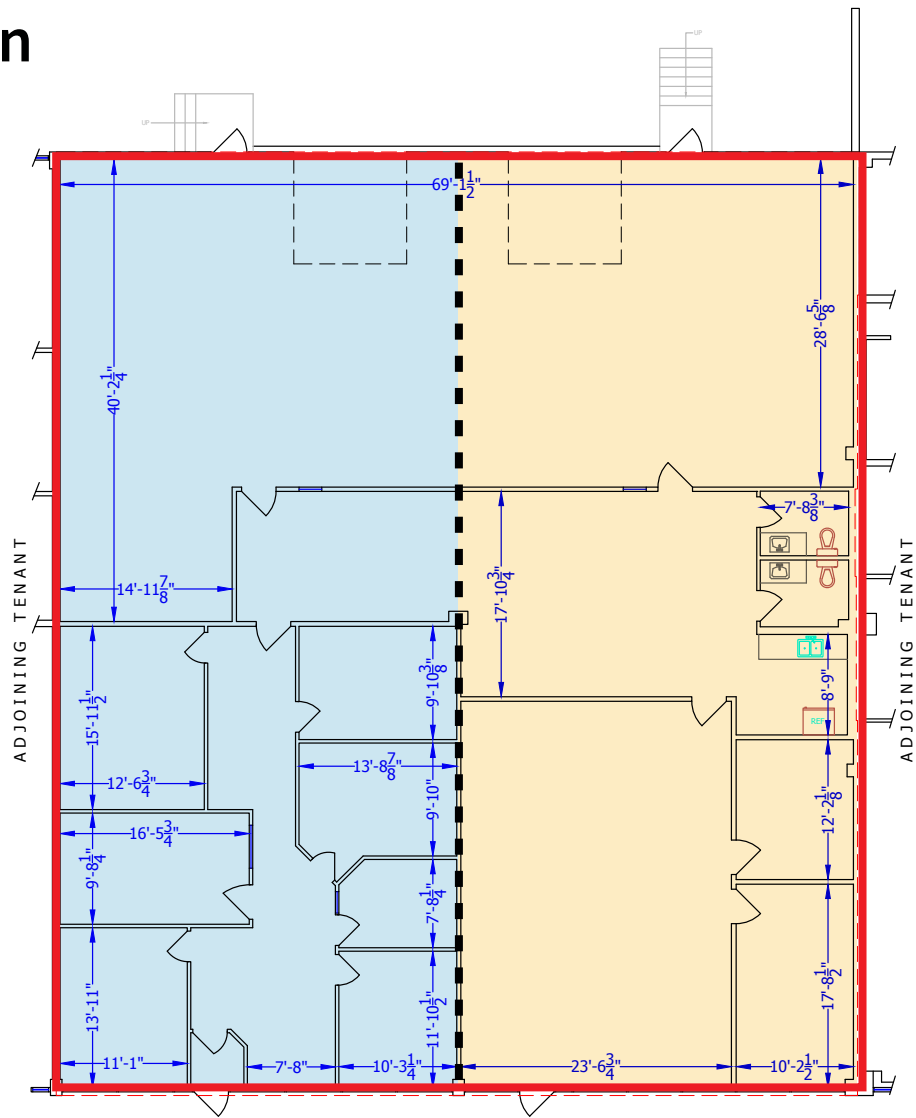


For lease

3320 - 14 Avenue NE, Bays 7-8
Calgary, AB

- Dock Loading
- Layout can be configured and potentially demised into two separate bays
- Equipped with ventilation in warehouse
- Close access to retail amenities and City Transit
- Immediate access to Barlow Trail, 36 Street NE and 16 Avenue NE

Floor Plan



*Floor plan does not exactly reflect current office area layout.

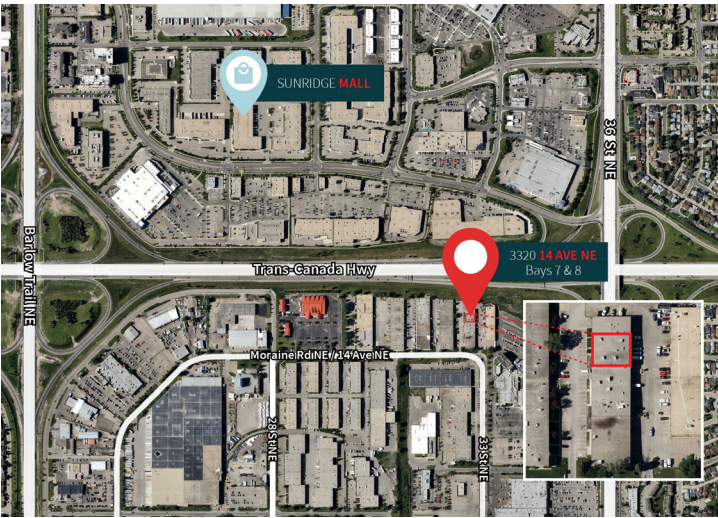
	Option 1	Option 2	Total Unit
Bay Size	Office ± 1,734 s.f. Warehouse ± 1,174 s.f. Total ± 2,908 s.f.	Office ± 1,923 s.f. Warehouse ± 985 s.f. Total ± 2,908 s.f.	Warehouse ± 2,148 s.f. Office ± 3,668 s.f. Total ± 5,816 s.f.
Loading	1 Dock Door	1 Dock Door	2 Dock Doors
Ceiling Height	14.5' clear	14.5' clear	14.5' clear
Op. Costs	\$6.75 p.s.f.	\$6.75 p.s.f.	\$6.75 p.s.f.
Lease Rate	\$14.00 p.s.f.	\$14.00 p.s.f.	\$14.00 p.s.f.
Availability	Immediately	Immediately	Immediately
District	Franklin Industrial Park		
Zoning	I-G (Industrial General)		



Drive Times

-  Trans-Canada Highway **3 mins. | 1.1 km**
-  Stoney Trail (Ring Road) **5 mins. | 4.4 km**
-  Deerfoot Trail **6 mins. | 4.5 km**
-  Glenmore Trail **10 mins. | 13.8 km**
-  Downtown Calgary **11 mins. | 7.8 km**
-  Calgary Int. Airport **22 mins. | 16.1 km**

Location Map



Contact us



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