

For Lease

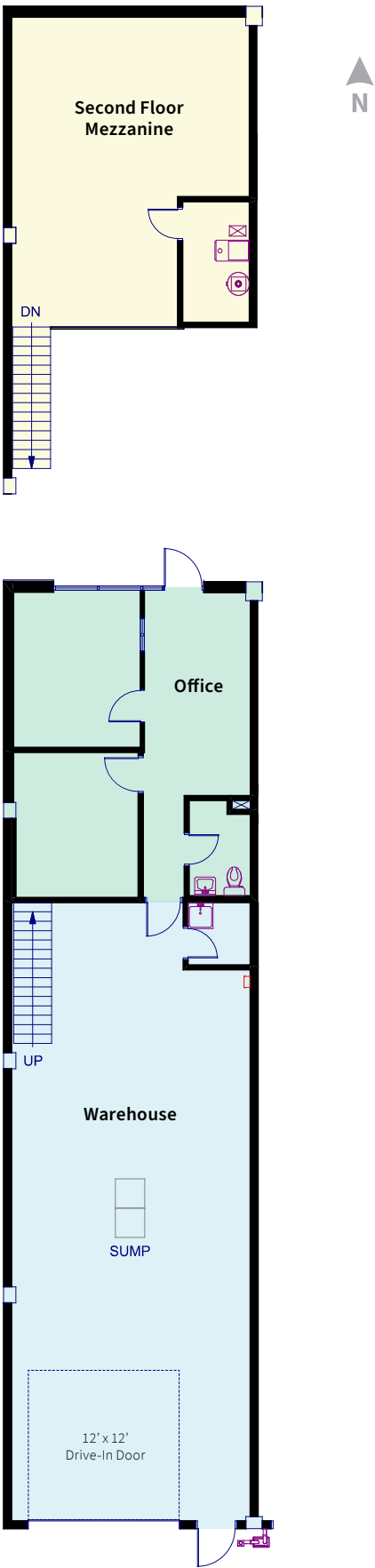
1935 - 30 Avenue NE
Calgary, AB

- Three rare small bay spaces available (can be made contiguous)
- Drive-in loading
- Close access to retail amenities and City Transit
- Immediate access to major northeast thoroughfares



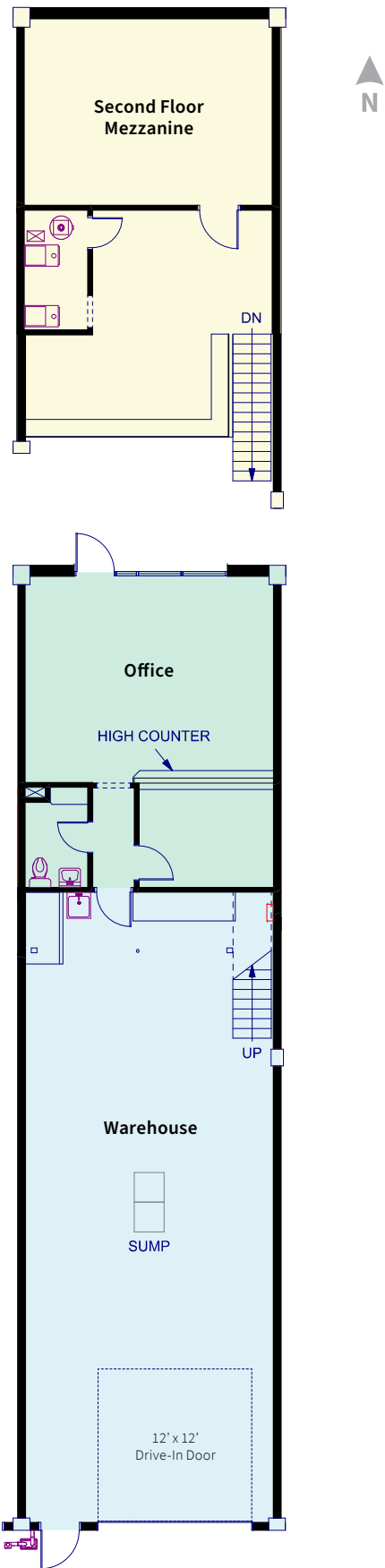
Bay 1 Property Details

District:	South Airways		
Zoning:	I-G (Industrial General)		
Unit Size:	Office	509 s.f.	
	Warehouse	1,006 s.f.	
	Total		1,515 s.f.
	Bonus Mezzanine	510 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:	January 1, 2027		



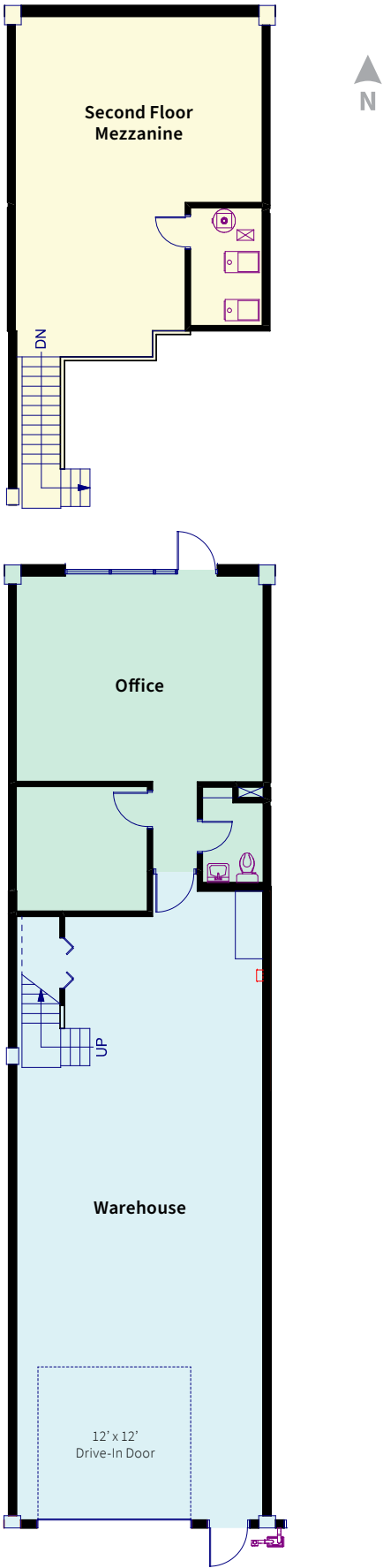
Bay 2 Property Details

District:	South Airways		
Zoning:	I-G (Industrial General)		
Unit Size:	Office	510 s.f.	
	Warehouse	1,006 s.f.	
	Total	1,516 s.f.	
	Bonus Mezzanine	644 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:	January 1, 2027		

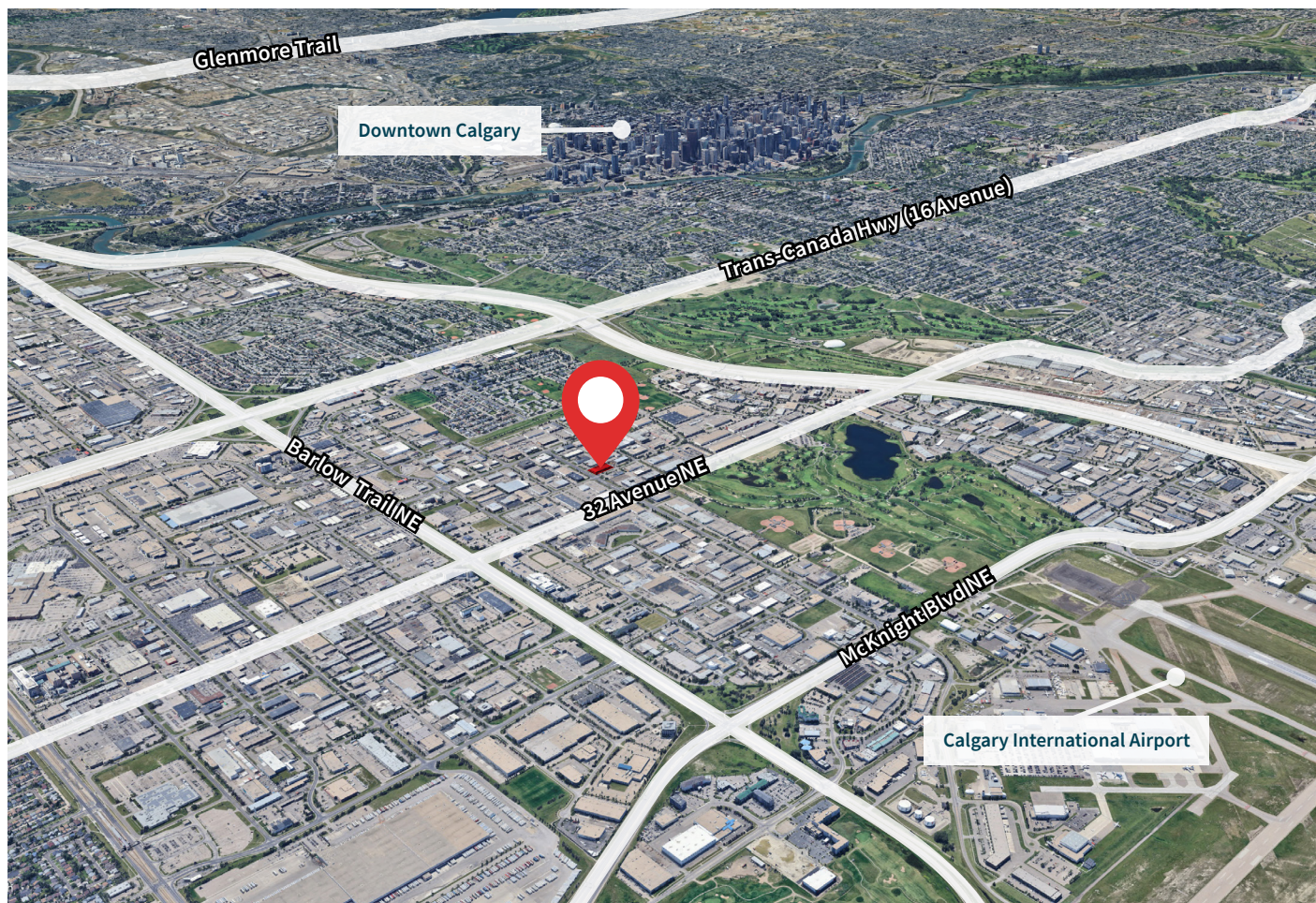


Bay 3 Property Details

District:	South Airways		
Zoning:	I-G (Industrial General)		
Unit Size:	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:	Immediately		



Location Map



Drive Times



Trans-Canada Highway

4 mins. | 2.2 km



Glenmore Trail

12 mins. | 14.5 km



Deerfoot Trail

4 mins. | 2.1 km



Downtown Calgary

12 mins. | 9.1 km



Stoney Trail (Ring Road)

8 mins. | 8.2 km



Calgary Int. Airport

12 mins. | 11.5 km

Contact us

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