



For Lease

 JLL SEE A BRIGHTER WAY

3200 - 14 Avenue NE, Bay 9
Calgary, AB

- Dock loading
- Rare small bay opportunity
- Close access to retail amenities and City Transit
- Immediate access to Barlow Trail, 36 Street NE and 16 Avenue NE

Property Details

District Franklin Industrial Park

Zoning I-G (Industrial General)

Unit Size 2,662 s.f.

Ceiling Height 14.5' clear

Loading 1 (8' x 10') dock door

Power 100 amp (TBV)

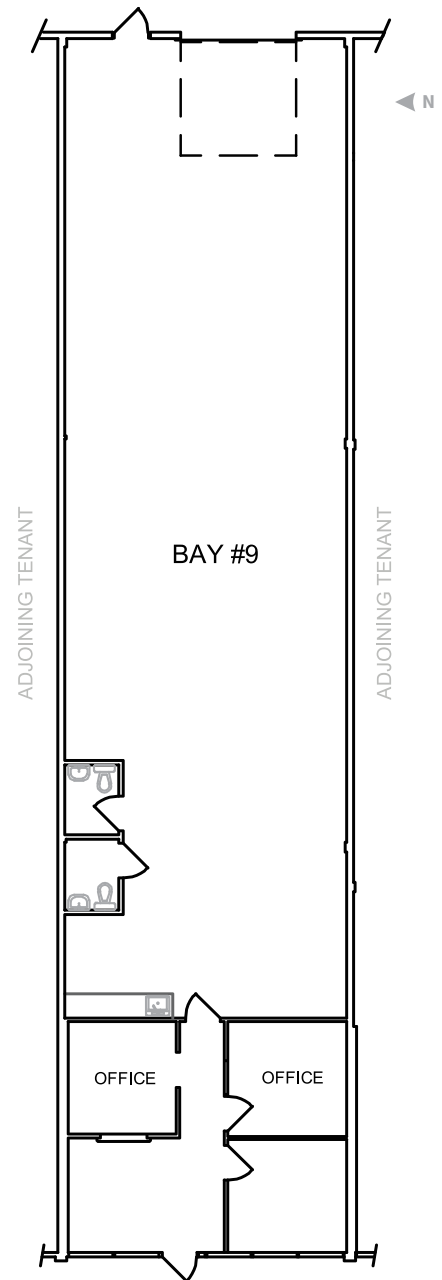
Lighting LED

Sprinklers Yes

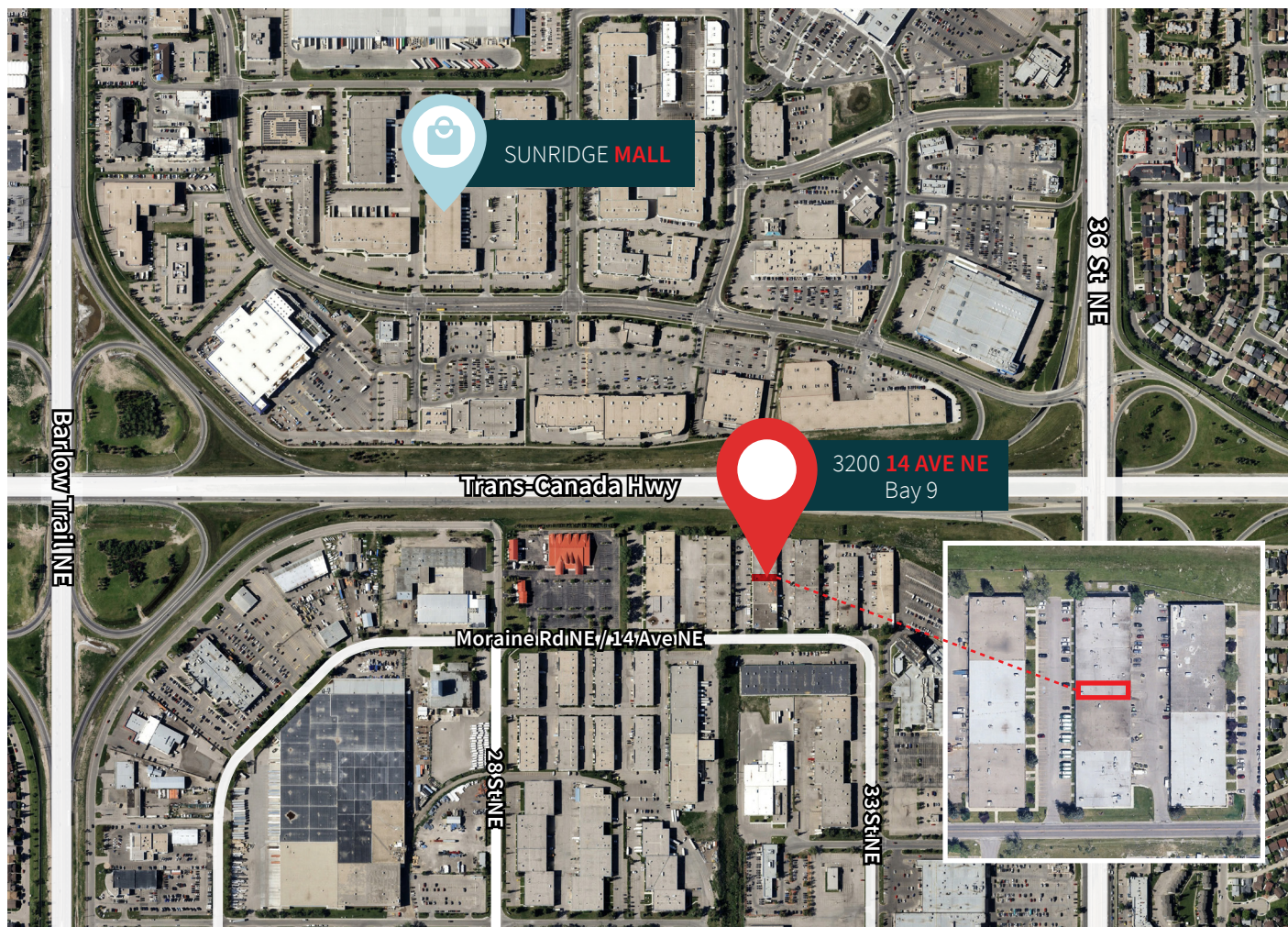
Op. Costs \$6.75 p.s.f. (2026)

Lease Rate \$14.50 p.s.f.

Available Immediately



Location Map



Drive Times

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

Contact us

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