



**CUSHMAN &
WAKEFIELD**

2626

12 STREET NE

CALGARY, AB

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FOR SALE/LEASE

**43,426 SF FREESTANDING INDUSTRIAL BUILDING
ON 2.19 ACRES**

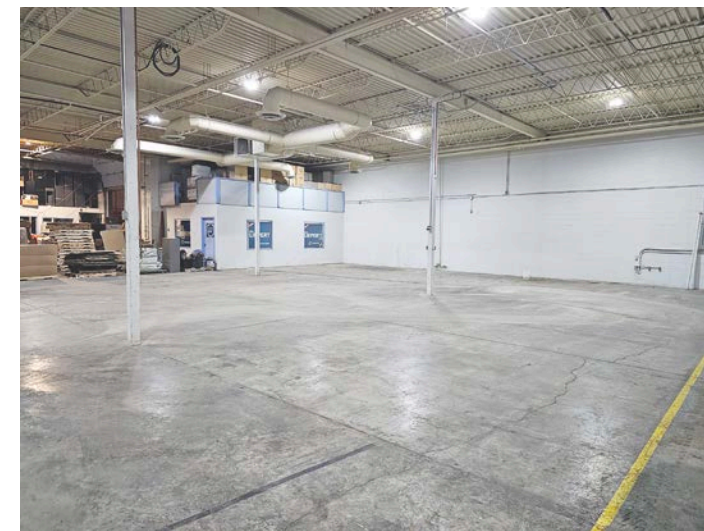
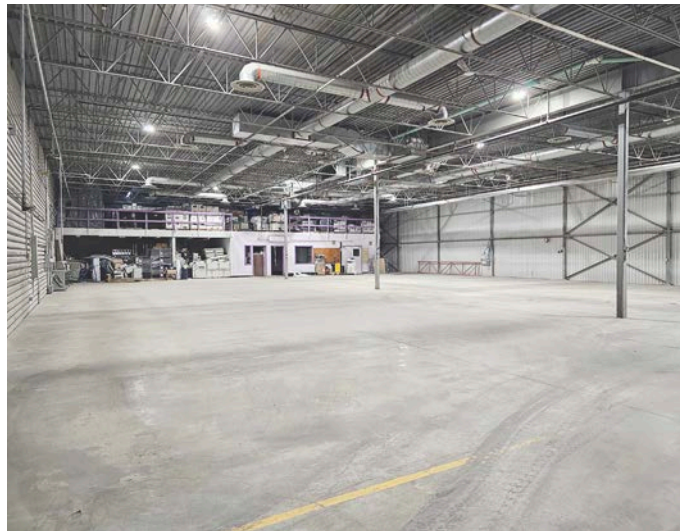


PROPERTY DETAILS

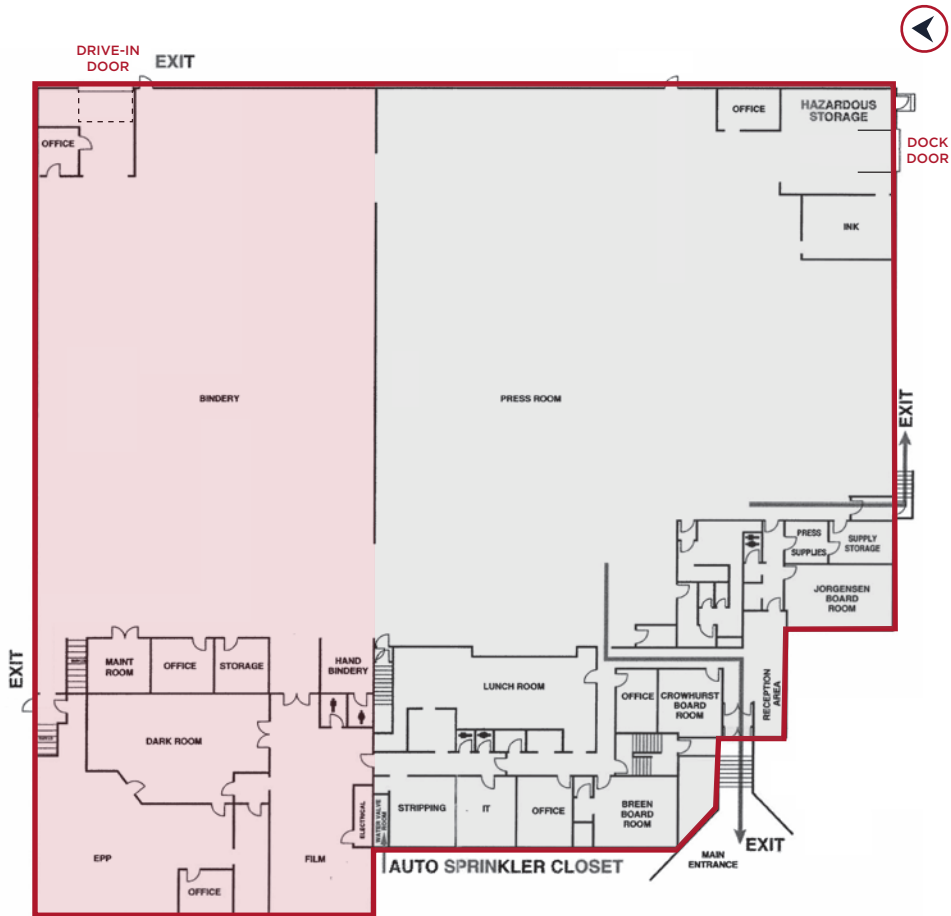
District:	South Airways
Legal Description:	Plan 7810077, Block 10, Lot 3
Site Size:	2.19 acres
Total Building Area:	± 43,426 sf
Office/Lab Area:	± 15,516 sf (over 2 floors)
Warehouse Area:	± 27,910 sf
Loading:	1 dock & 1 drive-in door
Ceiling Height:	16' to 17' clear
Power:	Main service of 800A, 347/600V, with secondary central distribution panel transformed to 1600A, 120/208V
Zoning:	I-G (Industrial General)
Year Built:	1980
Asking Sale Price:	\$5,500,000 (\$127 psf)
Property Taxes:	\$34,967.60 (2024)
Lease Rate:	\$10.00 psf
Tenant Improvement Allowance:	\$10.00 psf
Available:	30 days notice

HIGHLIGHTS

- Freestanding building on the corner of 12th Street and 25th Avenue NE
- Air conditioning throughout office and warehouse
- Potential to expand warehouse by removing some office area
- Building is sprinklered
- 108 surface parking stalls
- Good access onto 32nd Avenue NE, Barlow Trail and Deerfoot Trail
- Possible to demise to ± 19,426 sf (north side) and ± 24,000 sf (south side)



FLOOR PLAN



Main Floor

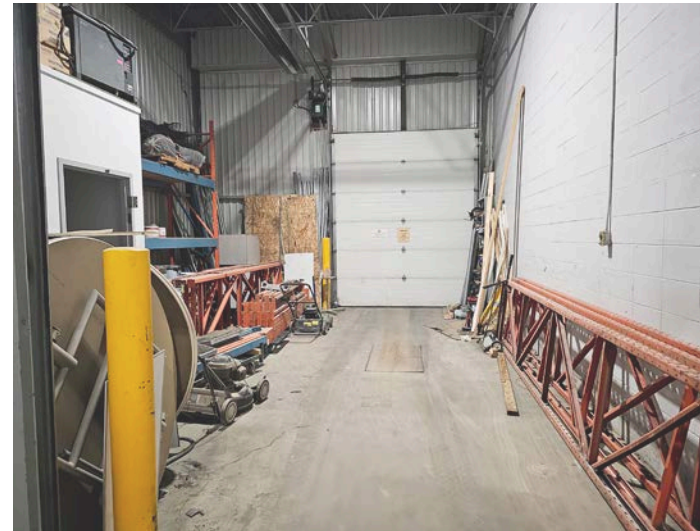
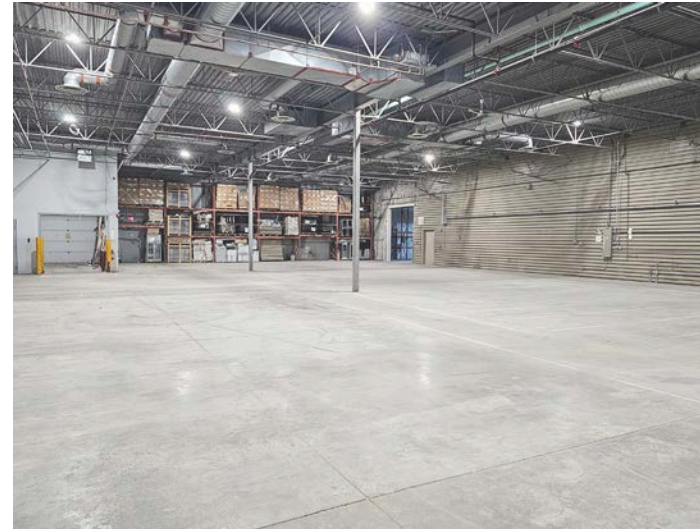


Second Floor

DEMISING OPTIONS

± 19,426 sf

± 24,000 sf



*Not to scale, not exactly as shown.



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