



**CUSHMAN &
WAKEFIELD**

2626

12 STREET NE

CALGARY, AB

SEAN FERGUSON
sean.ferguson@cushwake.com

ALAN FARLEY
alan.farley@cushwake.com

FOR SALE/LEASE

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

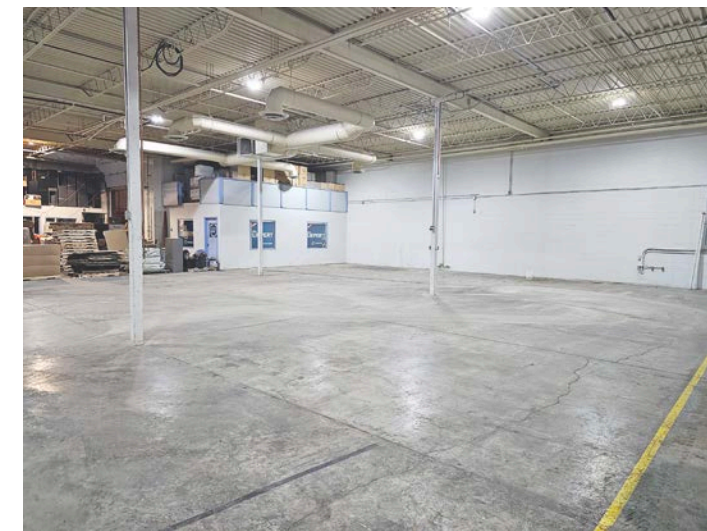
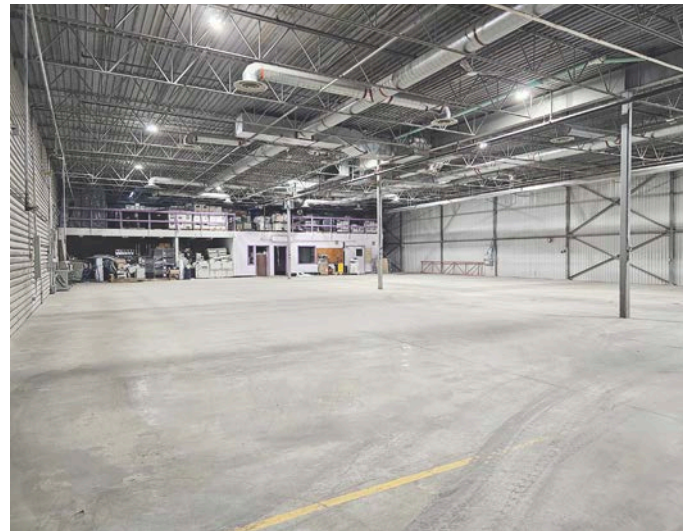
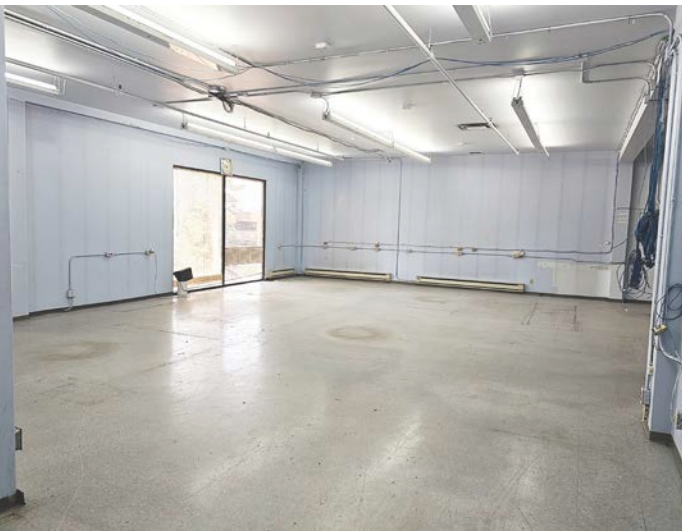


PROPERTY DETAILS

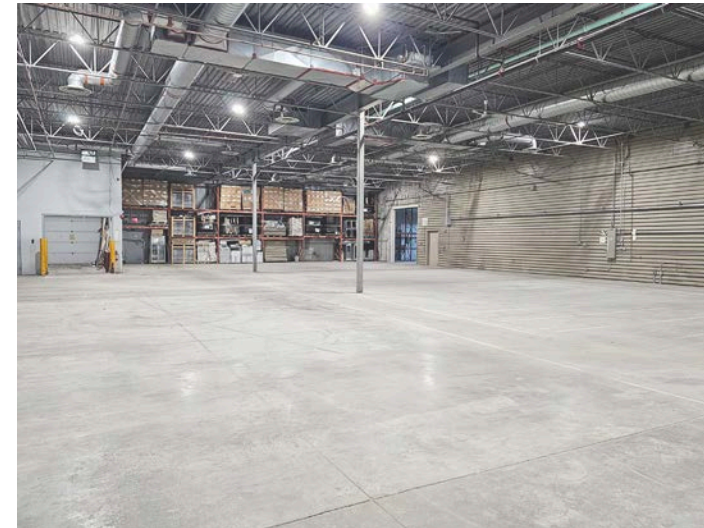
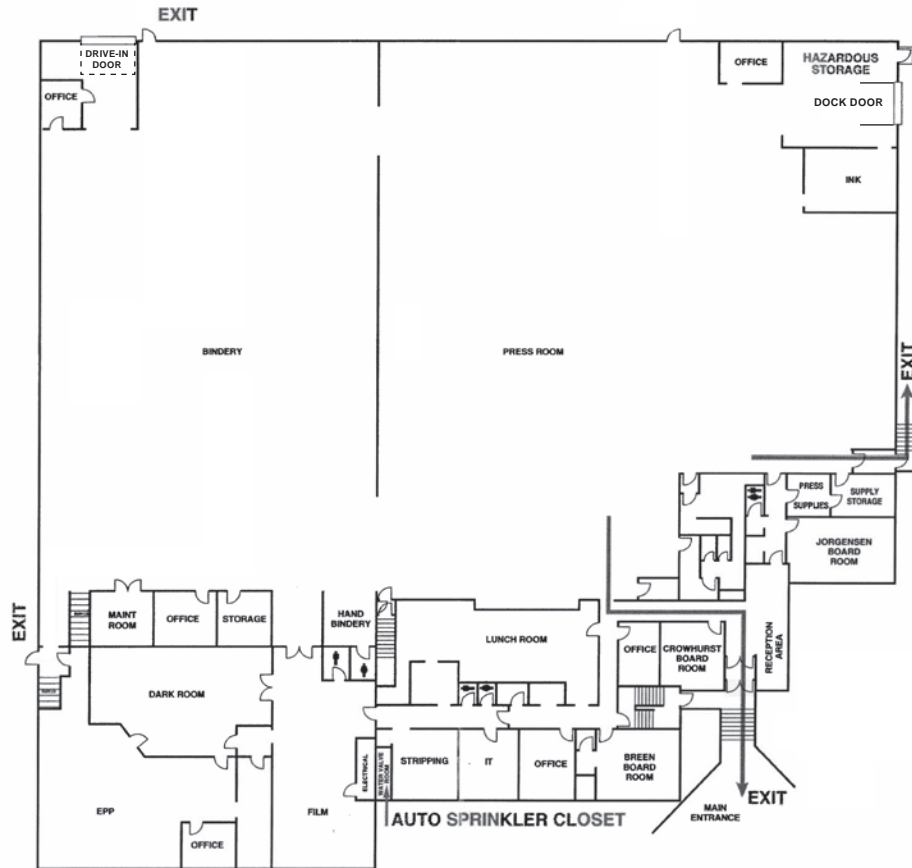
District:	South Airways
Legal Description:	Plan 7810077, Block 10, Lot 3
Site Size:	2.19 acres
Total Building Area:	± 43,426 sf
Office/Lab Area:	± 15,516 sf (over 2 floors)
Warehouse Area:	± 27,910 sf
Loading:	1 dock & 1 drive-in door
Ceiling Height:	16' to 17' clear
Power:	Main service of 800A, 347/600V, 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:	Market
Available:	30 days notice

HIGHLIGHTS

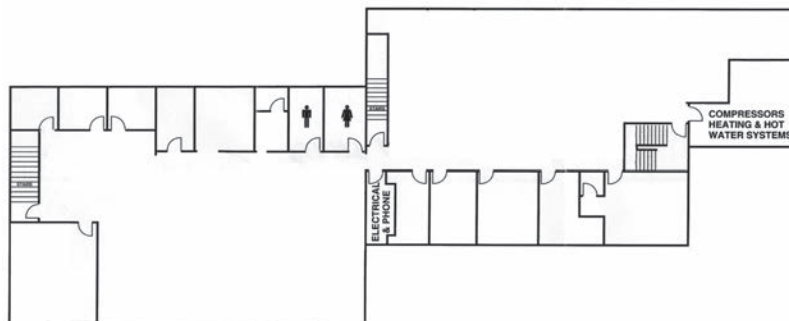
- Freestanding building on the corner of 12th Street and 25th Avenue NE
- Air conditioning throughout office and warehouse
- Potential to expand warehouse by removing some office area
- Building is sprinklered
- 108 surface parking stalls
- Good access onto 32nd Avenue NE, Barlow Trail and Deerfoot Trail



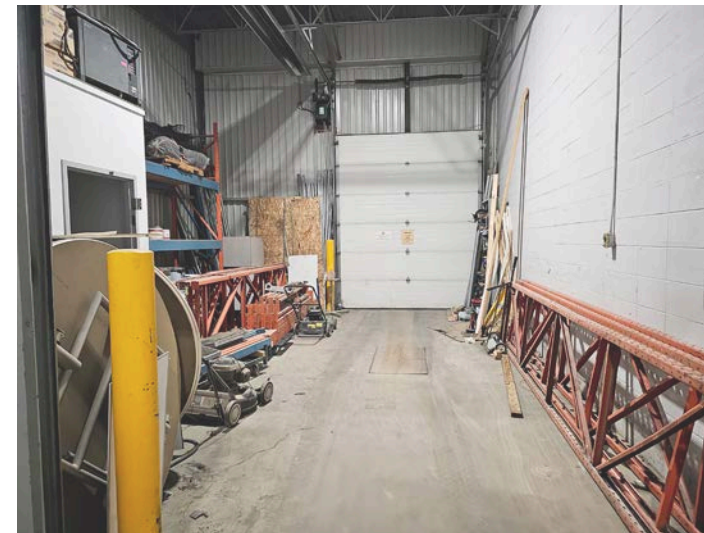
FLOOR PLAN



Main Floor



Second Floor



*Not to scale, not exactly as shown.



SEAN FERGUSON
Associate Vice President
403 261 1114
sean.ferguson@cushwake.com

ALAN FARLEY
Associate Vice President
403 261 1144
alan.farley@cushwake.com

Cushman & Wakefield ULC
Bow Valley Square IV
250 - 6th Ave SW, Suite 2400
Calgary, AB T2P 3H7
cushmanwakefield.com

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