

**Small Bay Office/Warehouse
with Bonus Mezzanine****Property Facts**

District	South Airways
Zoning	I-G (Industrial General)
Ceiling Height	18' clear
Power	70 amps (TBV)

Comments

- Bonus mezzanine (free of charge)
- Many nearby amenities
- Ample street parking
- Good access onto 32nd Avenue, Barlow Trail, Deerfoot Trail and 16th Avenue NE

Lease Particulars

Available Area	1,600 SF
Office Area	± 500 SF
Warehouse Area	± 1,100 SF
Mezzanine	± 500 SF (free of charge)
Loading	1 (10' x 12') drive-in door
Asking Rate	\$15.00/SF
Op. Costs (2025 est.)	\$5.99/SF (includes waste removal and water)
Available	January 1, 2025



**CUSHMAN &
WAKEFIELD**

FOR LEASE

1826 - 25 Avenue NE—Bay 4
Calgary, AB

Exterior



Entrance



Office



Warehouse



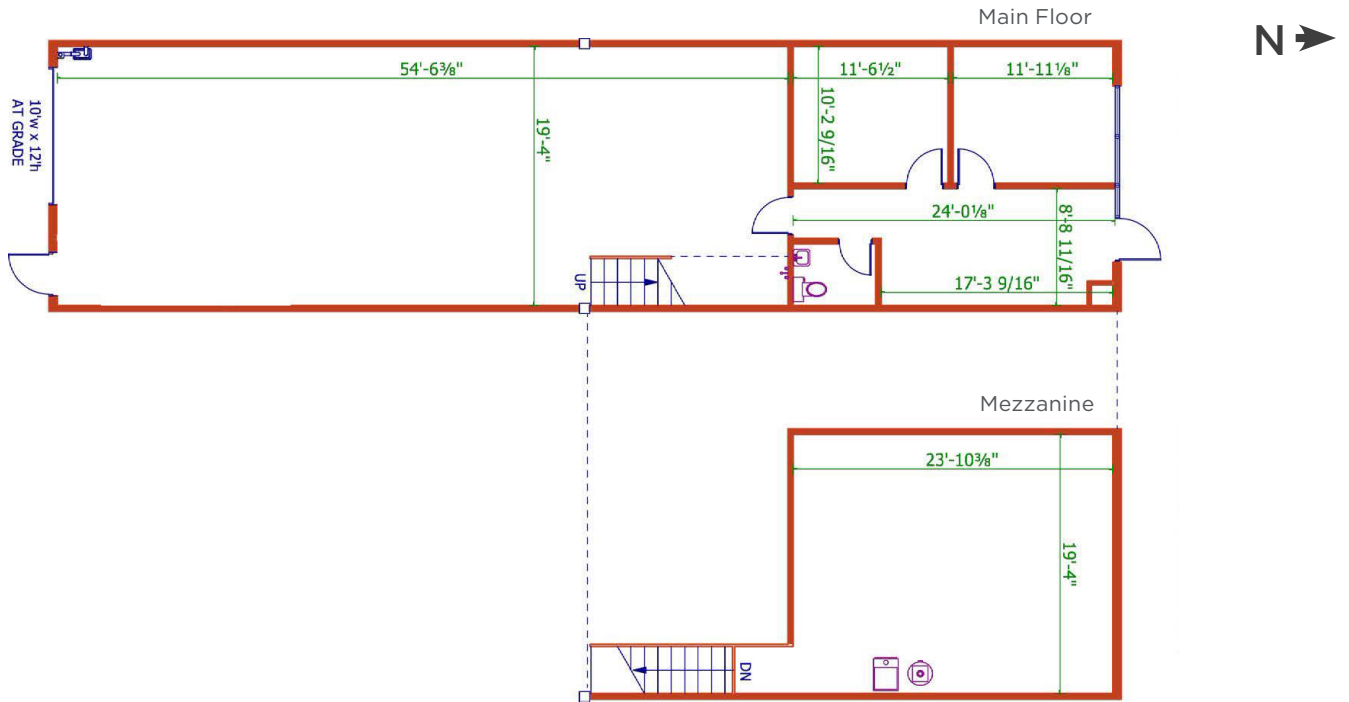
Mezzanine



Loading



Floor Plan



* Not to scale, not exactly as shown.

Map

