



2625

2625

- Bay 1: Triano-Med Ltd.
- Bay 2: Velocity Express Canada Ltd.
- Bay 3: Cascade HVAC Ltd.
- Bay 4: LED Source Calgary
- Bay 5: Advanced Cutting Alberta
- Bay 6: Elmar's Upholstery Ltd.
- Bay 7: GT Process Solutions Ltd.
- Bay 8: Occupied
- Bay 9: Mechanical Equipment Sales Co. Ltd.
- Bay 10: Done Right Roofing
- Bay 11: Castmaster Dental Lab

CASTMASTER
DENTAL LAB

PRIVATE PROPERTY
UNAUTHORIZED
VEHICLES WILL BE
TOWED AWAY AT
OWNER'S EXPENSE



Welcome
to the
Most
Trusted
Roofing
Company
in
Calgary

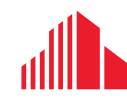


SMALL BAY OFFICE/WAREHOUSE WITH BONUS MEZZANINE

FOR LEASE

2625 - 18 STREET NE, BAY 1

CALGARY, AB



CUSHMAN &
WAKEFIELD

2625 - 18 STREET NE, BAY 1

CALGARY, AB

Property Details

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
- Sink in warehouse

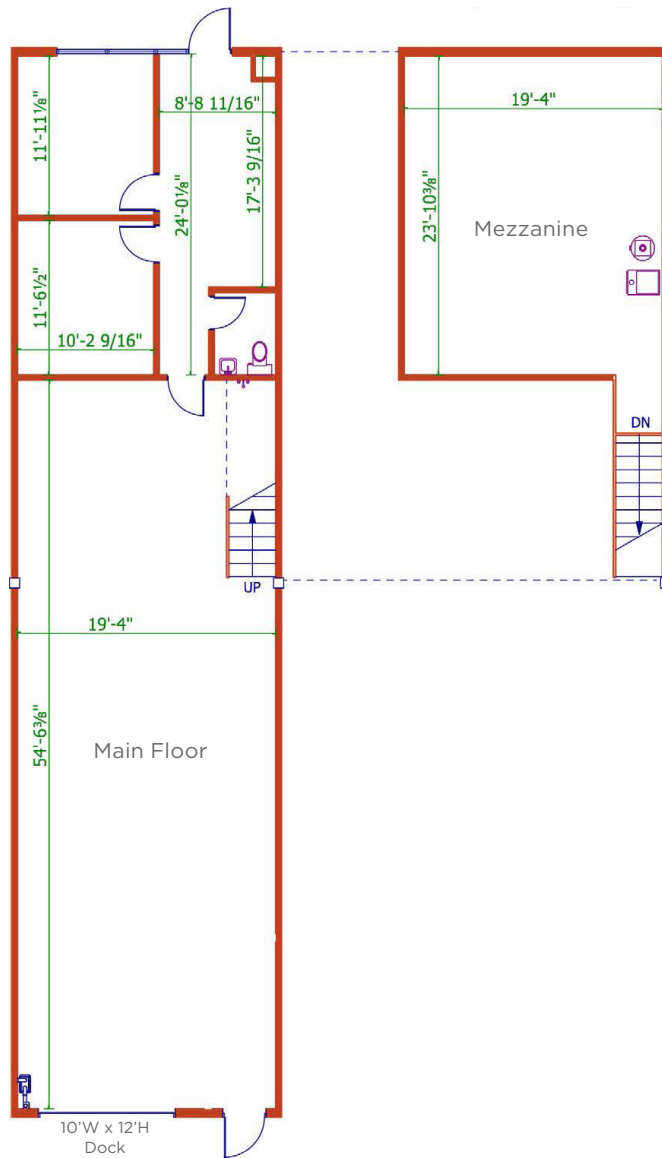
Lease Particulars

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') courier dock (raised 2' 8" from the ground)
Asking Rate: \$15.00 psf
Op. Costs (2025 est.): \$6.13 psf (includes waste removal and water)
Available May 1, 2025

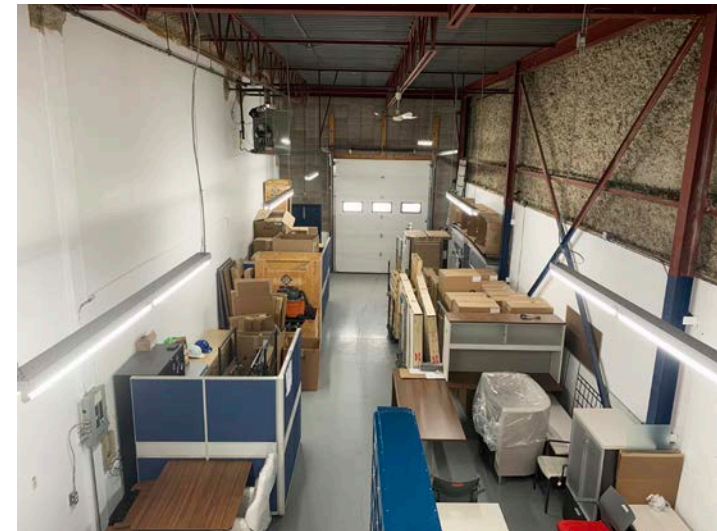


2625 - 18 STREET NE, BAY 1 CALGARY, AB

Floor Plan



*Not to scale, not exactly as shown.



MCKNIGHT BOULEVARD NW

DEERFOOT TRAIL

36 STREET NE

32 AVENUE NE

BARLOW TRAIL NE

TRANS CANADA HIGHWAY



FOR MORE INFORMATION, CONTACT

SEAN FERGUSON
Associate Vice President
Industrial Sales & Leasing
+1 403 261 1114
sean.ferguson@cushwake.com

ALAN FARLEY
Associate Vice President
Industrial Sales & Leasing
+1 403 261 1144
alan.farley@cushwake.com

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

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

