50,436 SF Freestanding building on ± 3.20 Acres
Excellent Central Northeast Location

SOCIAL DISTANCE TOURS AVAILABLE

FOR LEASE | 2620 Centre Avenue NE

Franklin - Meridian Industrial, Calgary, AB

Erik Dobrovolsky
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Manny Verdugo, SIOR
Associate Vice President
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DEVENCORE

Devencore (Alberta) Ltd. | Suite 1010, 736 6 Avenue S.W. | Calgary, Alberta, T2P 3T7 | 403.265.9966

www.devencore.com | 403.265.9966

PROPERTY DETAILS

- **ZONING:** Industrial General (I-G)
- **DISTRICT:** Franklin - Meridian
- **SIZE:**

Office:	±6,458 SF
Mezzanine:	± 3,736 SF
Warehouse:	± 40,242 SF
Total:	**± 50,436 SF**

- **SITE SIZE:** ± 3.20 Acres
- **YARD:** ± 0.85 Acres
- **LOADING:** 6 Dock
  5 Drive-in
- **CLEAR HEIGHT:** 22' clear
- **POWER:** TBD
- **LIGHTING:** Metal Halide & T5 lighting
- **LEASE RATE:** **Please Contact Agent**
  Landlord's Work and/or Improvement Allowance negotiable
- **OPERATING COSTS (EST. 2020):** Self Managed
- **PROPERTY TAX (EST. 2019):** $1.58 PSF
  *($6,638 per month)
- **AVAILABILITY:** Immediate

COMMENTS

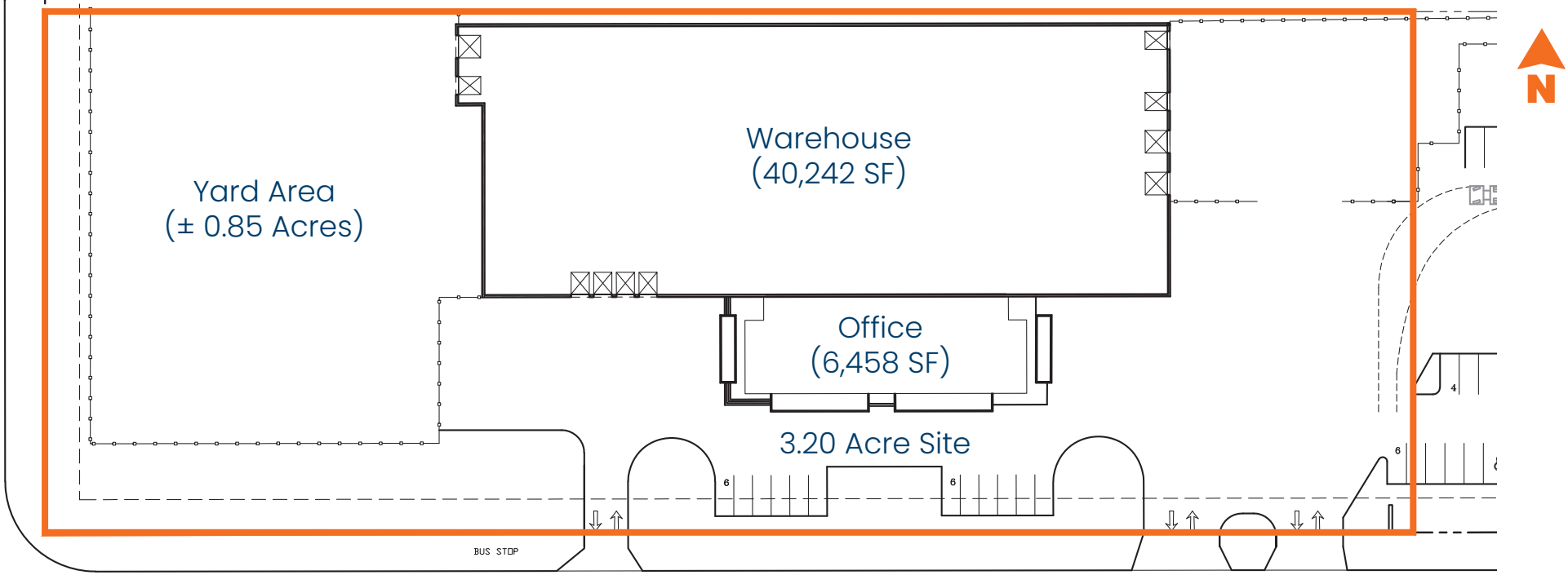
- Excellent central market location
- Multiple access points to yard area
- Multiple loading configurations available
- Well appointed show-room in place
- Fully sprinklered building
- Quick access to Barlow Trail NE and close proximty to Deerfoot Trail NE
- Nearby multiple shopping centres such as Malborough Mall, Northgate Village, and Pacific Place

The above particulars are submitted to the best of our knowledge and are subject to change without notice. Devencore (Alberta) Ltd. does not assume responsibility for any errors or omissions.

Devencore (Alberta) Ltd.

FOR LEASE | 2620 Centre Avenue NE

SITE PLAN



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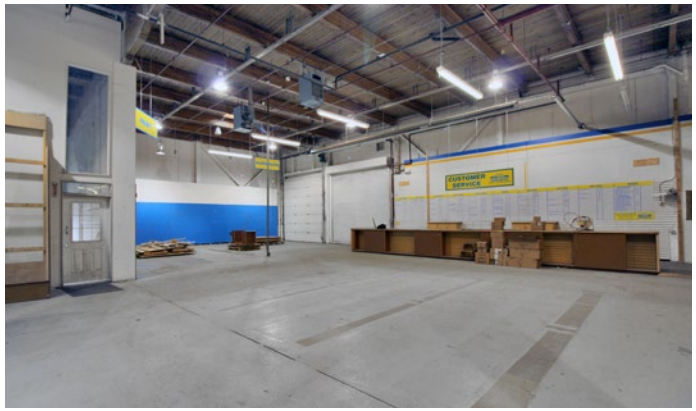

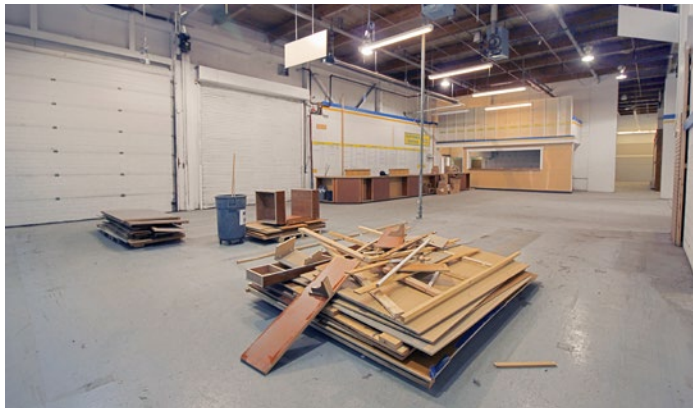

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AERIALS

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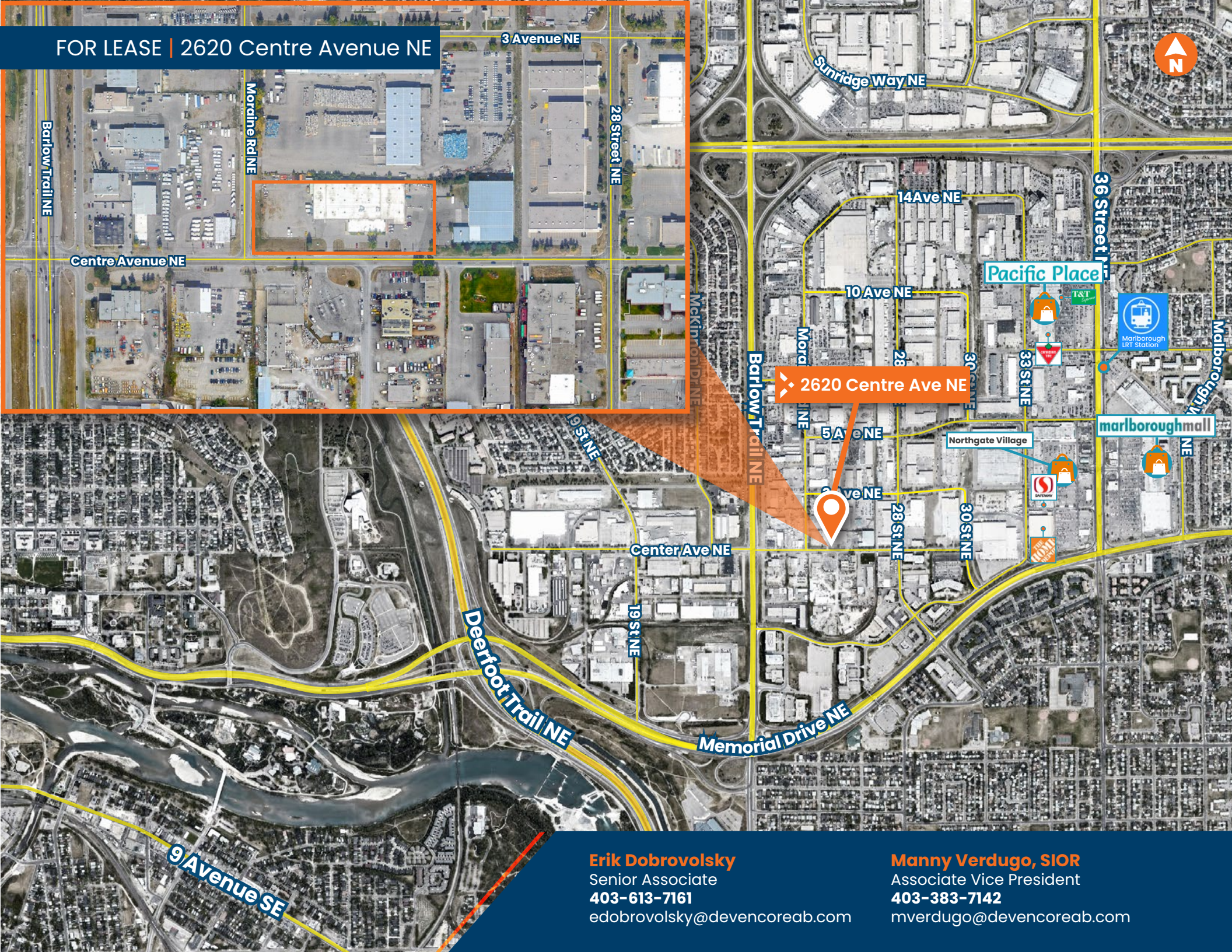

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