

2719 3

Avenue NE

Calgary, Alberta



2 Freestanding Buildings Totaling $\pm 65,810$ SF on ± 7.00 Acres



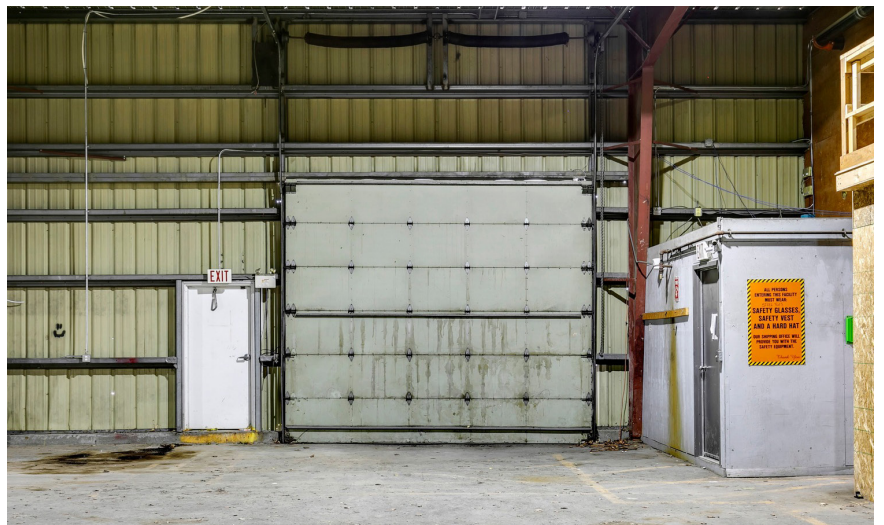
2719 3 Avenue NE
Calgary, Alberta | T2A 2L5



Zoning	I-G (Industrial-General)	+ 2 freestanding buildings totaling ±65,810 SF on ±7.00 acres
Building Rentable Area	Bldg A: ±34,764 SF Bldg B: ±31,046 SF	+ Potential to lease buildings together or separately
Total Site Area	±7.00 Acres	+ Multiple access points to the site
Loading	Bldg A: 3 x Drive-in Bldg B: 6 x Dock, 4 x Drive-in	+ Substantial paved yard area
Power	600 Amps per building (TBV)	+ Fully sprinklered buildings
Operating Costs	Self Managed	+ Excellent central location with easy access to Memorial Drive, 16 Avenue and Deerfoot Trail NE
Lease Rate	Market	
Availability	Immediately	

Building A

Building Rentable Area	Office:	±5,166 SF
	Warehouse:	±29,598 SF
	Total Rentable Area:	±34,764 SF
Loading	1 x Drive-in (20'x14'), 1 x Drive-in (18'x14'), 1 x Drive-in (14'x14')	
Power	600 Amps (TBV)	
Operating Costs	Self Managed	
Lease Rate	Market	
Availability	Immediately	



Building A Rentable Area Breakdown

±5,166

Office (SF)

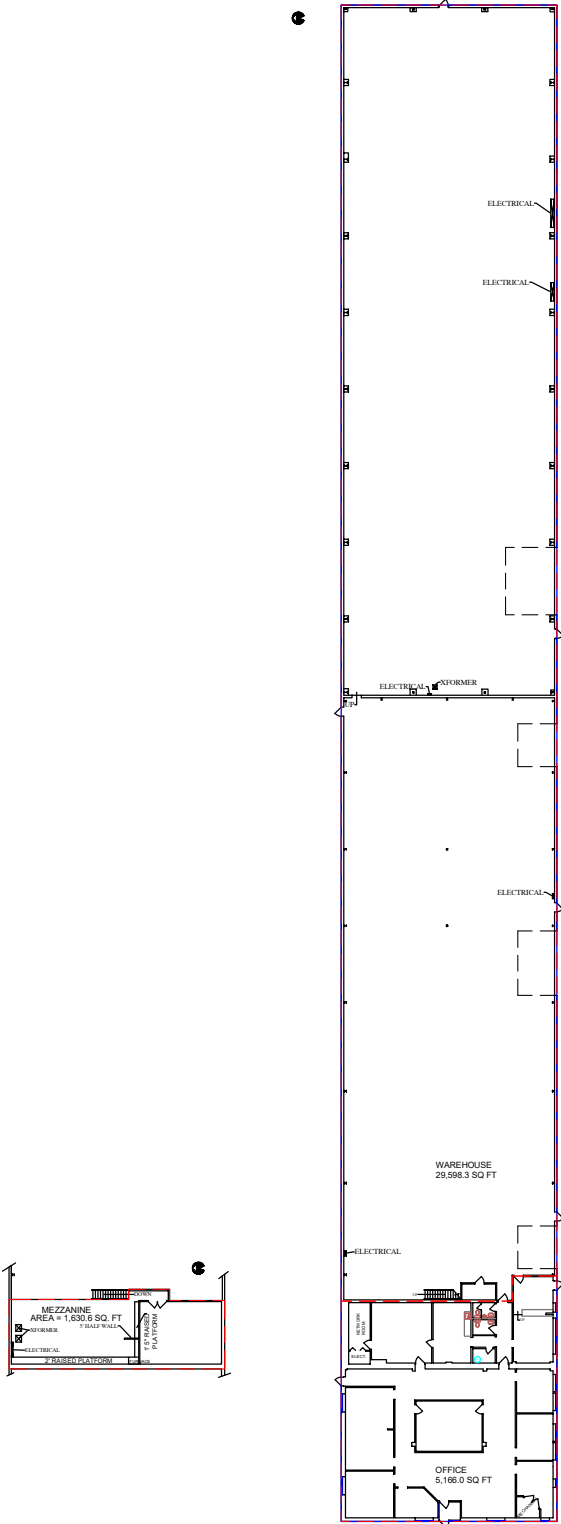
±29,598

Warehouse (SF)

±34,764

Total Rentable Area (SF)

Floor Plan



Building B

Building Rentable Area	Office:	±2,480 SF
	Warehouse:	±28,566 SF
	Total Rentable Area:	±31,046 SF
Loading	6 x Dock, 2 x Drive-in (12'x14'), 1 x Drive-in (14'x16'), 1 x Drive-in (14'x14')	
Power	600 Amps (TBV)	
Operating Costs	Self Managed	
Lease Rate	Market	
Availability	Immediately	



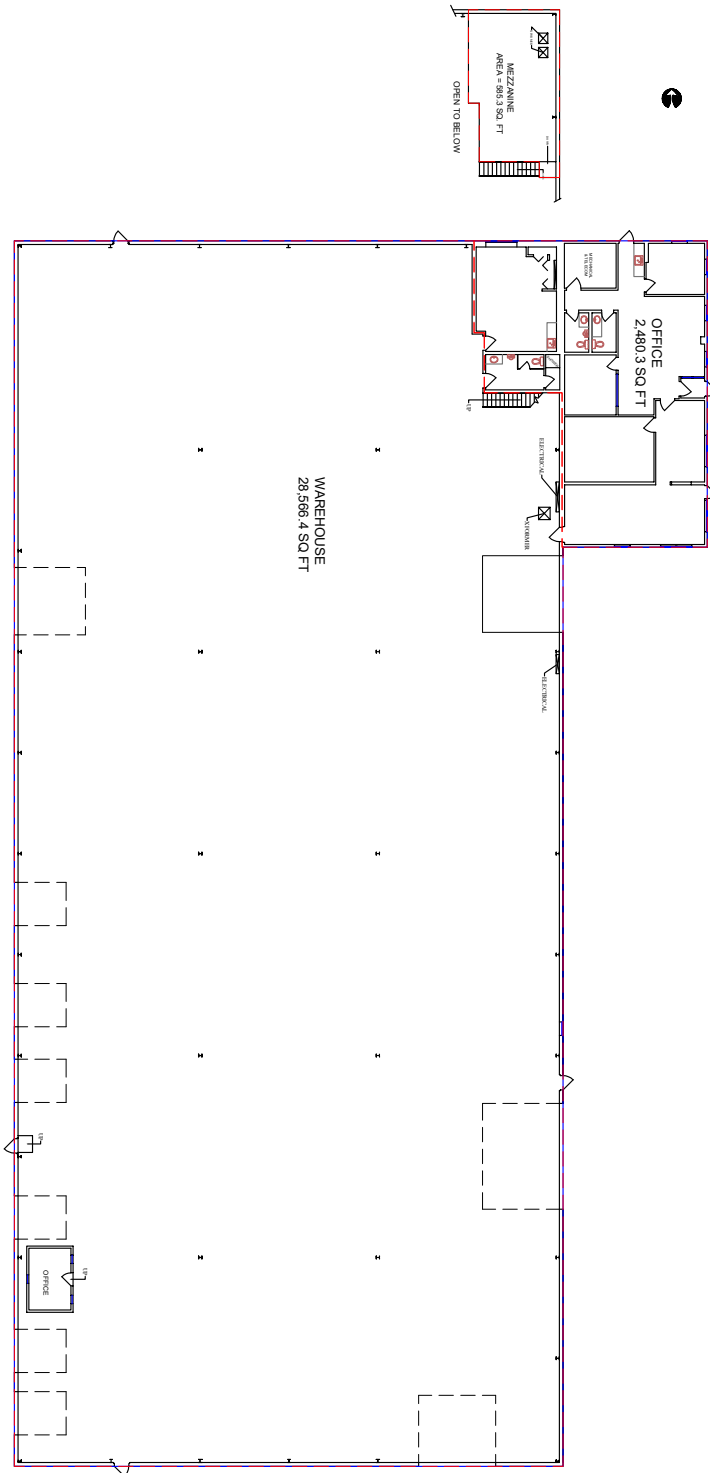
Building B Rentable Area Breakdown

±2,480
Office (SF)

±28,566
Warehouse (SF)

±31,046
Total Rentable Area (SF)

Floor Plan





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