

For Lease



# LIGHT INDUSTRIAL

1251 38 AVENUE NE  
CALGARY, ALBERTA




## HIGHLIGHTS

- Rare small format Industrial Bay with dock door, 2-3 small offices with washroom and kitchenette
- Ample parking on site
- Great location between McKnight Blvd and 32nd Avenue with great access to Deerfoot Trail
- Available immediately

## BUILDING DETAILS

  
**Loading**  
12 x 12  
dock door

  
**Traffic Count**  
15,000 vpd

  
**Ceiling Height**  
16 ft

  
**Zoning**  
I-G  
Industrial General

  
**Power**  
100 amp

## PROPERTY DESCRIPTION

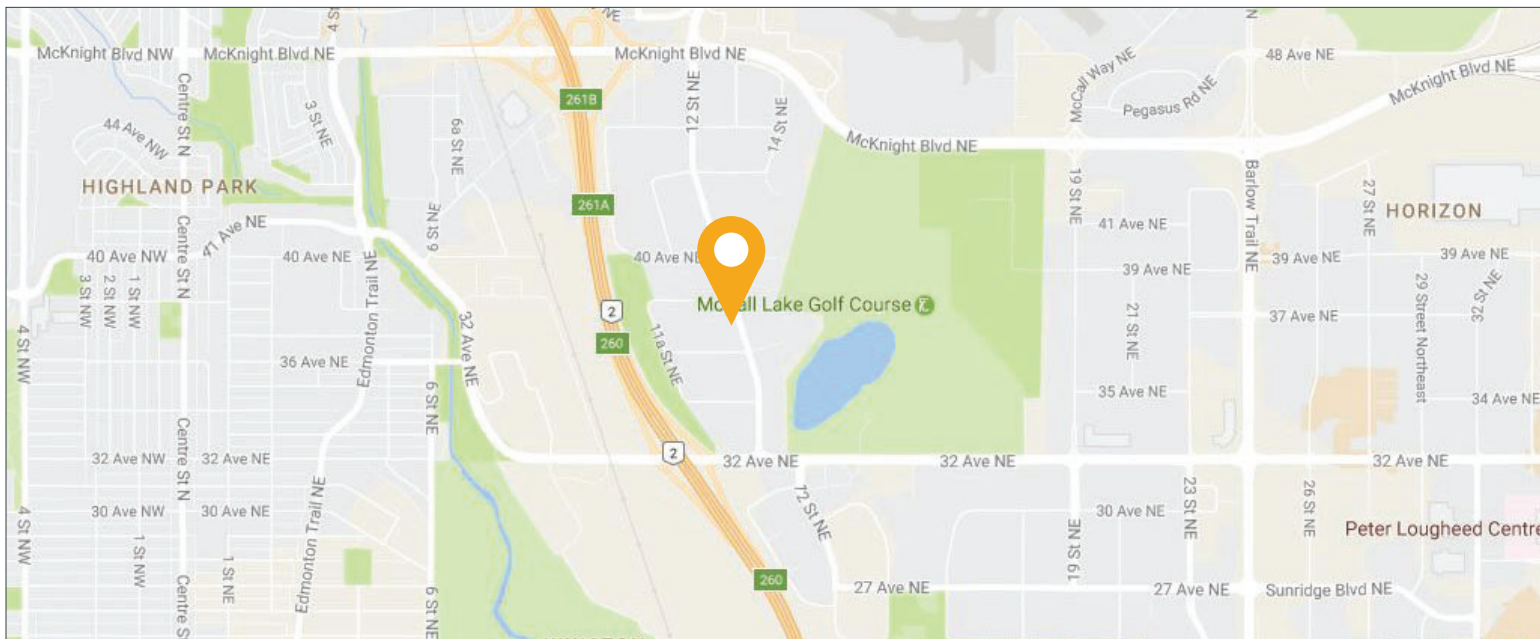
<b>Market Rates:</b>	Market
<b>Op Costs &amp; Taxes:</b>	\$7.15 psf est.
<b>Retail Size:</b>	1,440 Sq Ft
<b>Signage:</b>	Pylon signage available
<b>Parking:</b>	Assigned
<b>Term:</b>	3 - 5 years

**HEAD OFFICE**  
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**AVENUE** | Commercial  
Real Estate Solutions

# LOCATION

1251 38 Avenue NE, Calgary Alberta



## CHOOSE YOUR AVENUE

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