

## NORTHEAST INDUSTRIAL BAY

// 6,400 SF with exposure to 19 Street NE

# FOR LEASE

3677 19 Street NE, Calgary, AB



### Lead Broker

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# PROPERTY HIGHLIGHTS // 3677 19 Street NE



<b>District:</b>	North Airways Industrial	
<b>Zoning:</b>	I-G (Industrial General)	
<b>Square Footage Breakdown:</b>	Office:	± 1,000 SF
	Warehouse:	± 5,400 SF
	Total:	6,400 SF
	Bonus Mezzanine:	± 820 SF
<b>Clear Height:</b>	20'	
<b>Loading:</b>	1 Drive-in Door (12'w x 16'h)	
<b>Power:</b>	100 Amps	
<b>Sublease Rate:</b>	Call listing agent	
<b>Operating Costs (Est. 2024):</b>	\$4.33	
<b>Sublease Term:</b>	April 29, 2027	
<b>Availability:</b>	July 1, 2025	

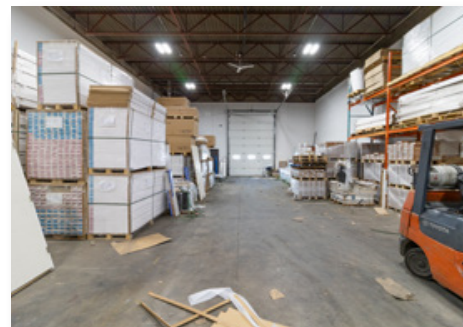
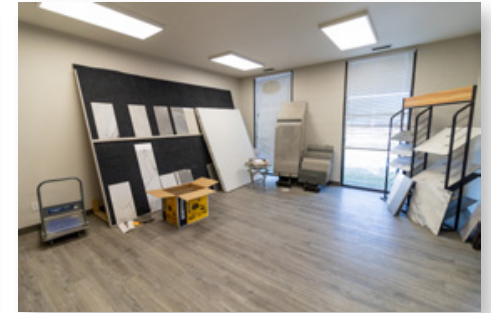
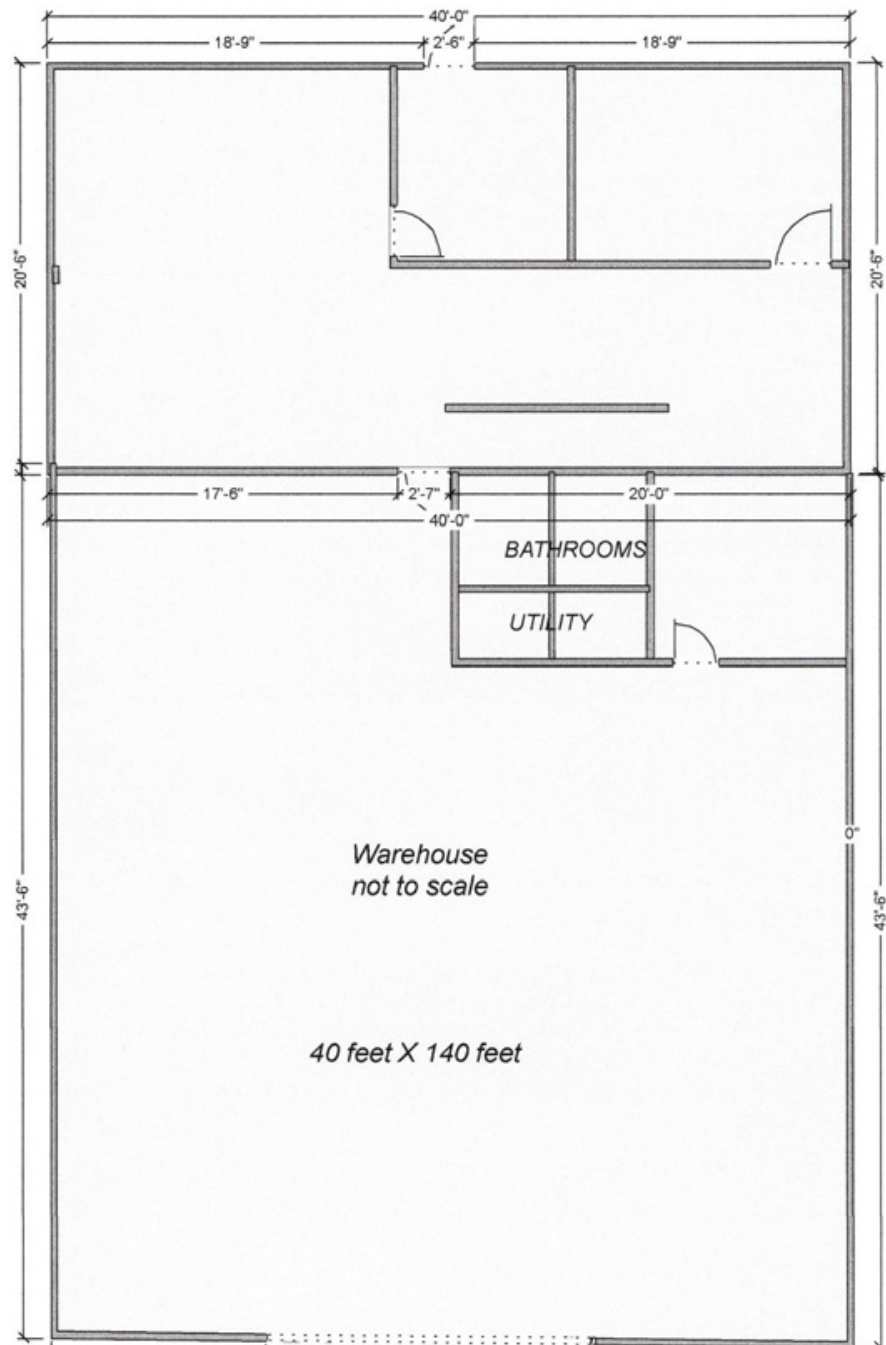
## PROPERTY OVERVIEW

- Industrial bay with direct exposure to 19th Street NE
- Main floor office layout consist of front showroom/reception area, two private offices, two washrooms and one warehouse office
- Quality bonus mezzanine (free of charge), which consists of a large bullpen area, two private offices, kitchenette, and one washroom
- Wide and functional warehouse (Approx. 40' wide x 140' depth)
- Nearby to several restaurants, cafes, and other retailers by 32 Avenue NE
- Bus transportation on 19 Street NE and 32 Avenue NE
- Close proximity to 19 Street NE, 32 Avenue NE, McKnight Boulevard NE, and Deerfoot Trail NE



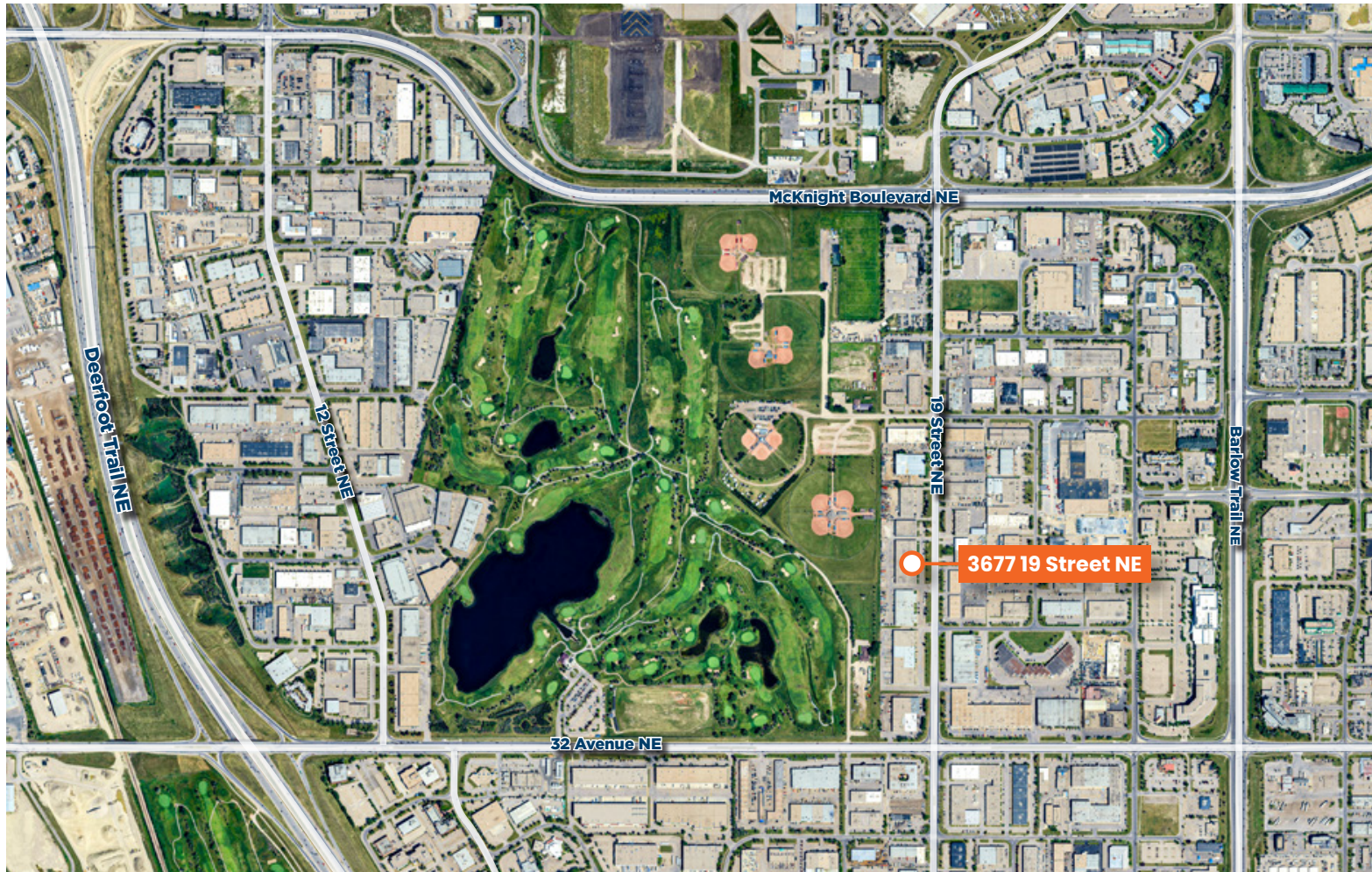


# FLOOR PLAN & PICTURES // 3677 19 Street NE





# LOCATION // 3677 19 Street NE



## Drive Times:

Deerfoot Trail NE: **3 minutes**

Calgary Airport: **10 minutes**

Downtown Calgary **10 minutes**

## Nearby Amenities

Easy accessibility & close proximity to:



Close proximity to McKnight Boulevard and Deerfoot Trail NE



Bus Routes on 19 Street NE and 32 Avenue NE



Ample of restaurants & fast food



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