

5,760 & 11,520 SF Bays
| I-C Zoned

FOR LEASE

Unit 114 & 116, 3420 - 12 Street N.E.,
Calgary, AB



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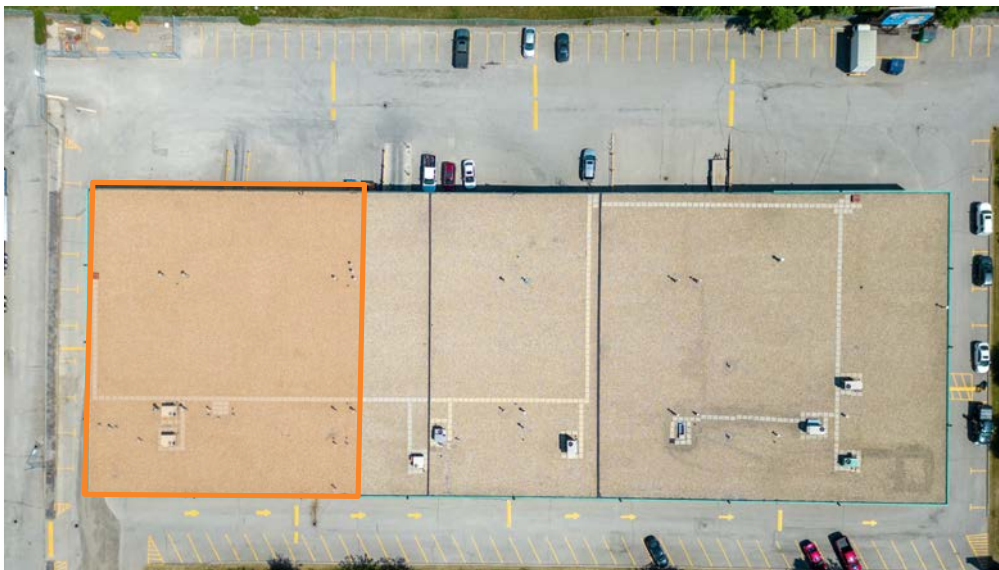
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PROPERTY DETAILS

Address:	3420 - 12 Street N.E. Calgary, Alberta
District:	McCall Industrial
Zoning:	Industrial Commercial (I-C)
Total Available Area:	23,040 SF
Bay Sizes:	Two Bays @ 5,760 SF (40'x144') One Bay @ 11,520 SF (80'x144')
Clear Height:	20'
Loading:	Total of 4 - 2 DK & 2 DI (12'w x 12'h)
Power:	225 Amps per bay (TBV)
Lease Rate:	\$13.00 with escalations
Operating Costs: (2024)	\$6.59 per sq.ft.
Availability:	April 1, 2025



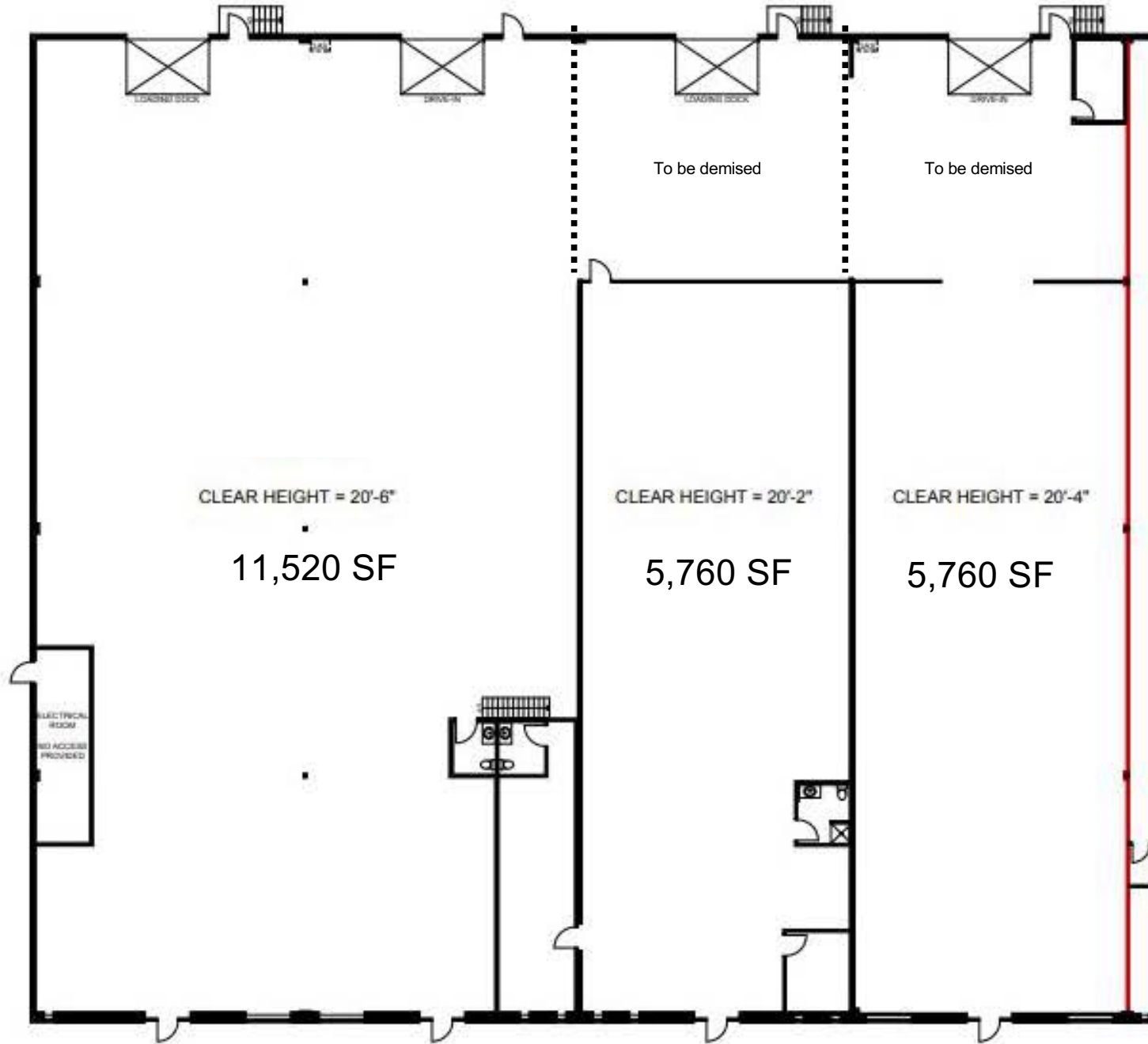
PROPERTY HIGHLIGHTS

- I-C Zoned
- Great exposure to 12 Street N.E. and 32 Avenue N.E.
- Potential for large showroom area
- Marshalling area will accommodate 53' Trailer
- Direct access to 32 Avenue N.E.
- Close proximity to Deerfoot Trail and Barlow Trail
- Landlord will build office to suit

INTERIOR FEATURES



FLOOR PLAN



LOCATION

// Located in NE Calgary, McCall Industrial district, with convenient access to major thoroughfares for shipping & distribution. High exposure location ideal for Industrial Commercial Uses

3420 - 12 Street N.E.

32nd Avenue N.E.

Deerfoot Trail SE

Barlow Trail N.E.

16th Avenue N.E.

36 Street N.E.



Drive Times:

Deerfoot Trail SE: **1 minutes**

Stoney Trail: **11 minutes**

Calgary Airport: **17 minutes**

Nearby Amenities

Easy accessibility and close proximity to:



Banks & financial institutions



Restaurants & fast food



fuel/ charging stations



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