

# FOR LEASE

**2041 - 41 Avenue N.E.  
Calgary, AB**



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**8,846 SF Bay**

| Dock and Drive In

**CDNGLOBAL<sup>®</sup>**  
Commercial Real Estate Advisors

# PROPERTY DETAILS

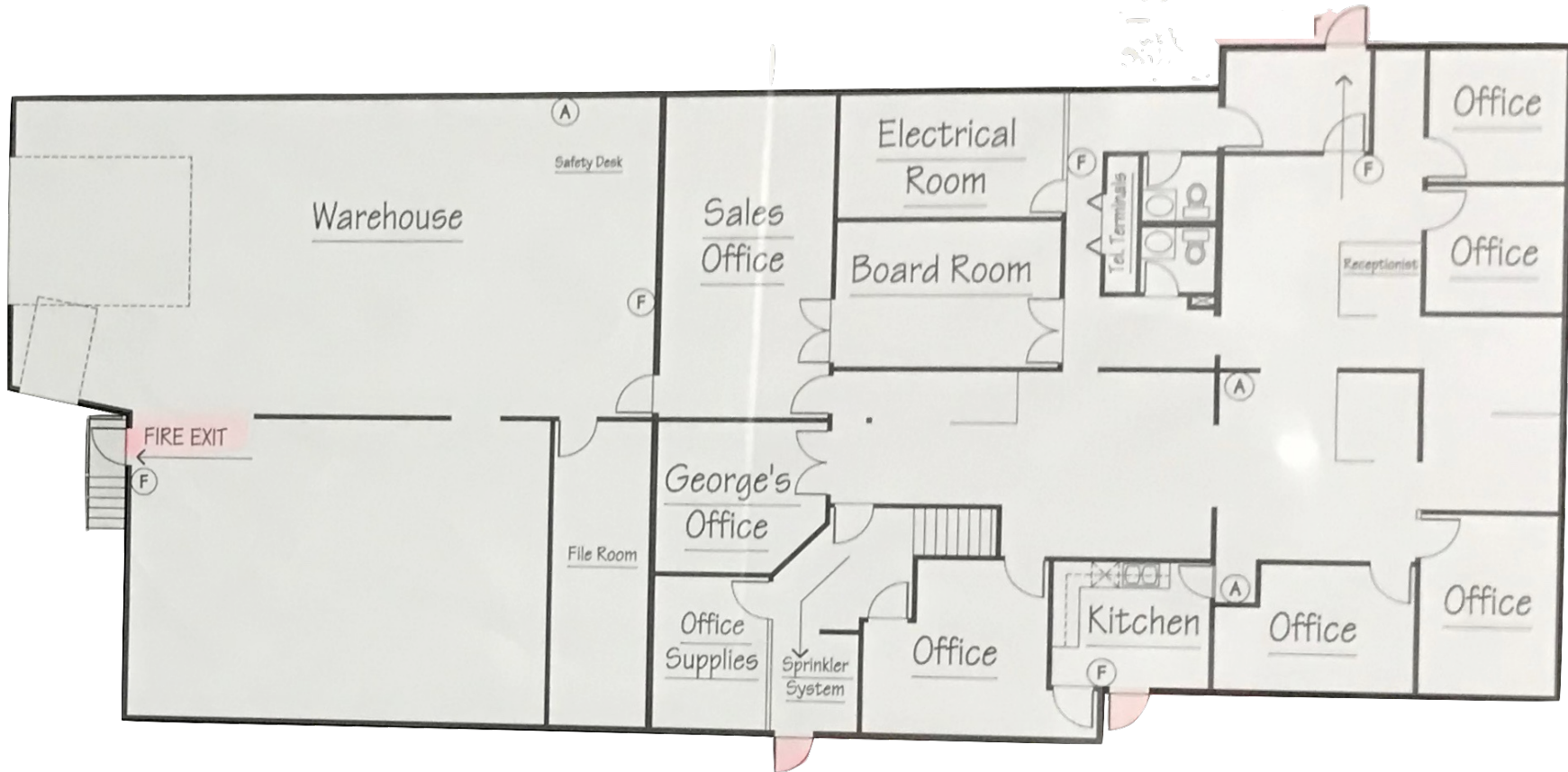
**Address:** 2041 - 41 Avenue N.E.  
**District:** Airways Industrial  
**Zoning:** Industrial General (I-G)  
**Square Footage:** Total: 8,846 SF  
Office: 4,983 SF  
Warehouse: 3,863 SF  
**Clear Height:** 17'  
**Loading:** 1 Drive-in Door, 12'W x 14'H  
1 Dock Door  
(suitable for 5-10-ton Trucks)  
**Power:** 200 AMPS @ 120/208 volt (TBD)  
**Lease Rate:** \$11.00 with escalations  
**Term:** 5 Years  
**Op Costs (est. 2024):** \$4.35  
**Availability:** March 1, 2025



## HIGHLIGHTS

- Quick and convenient access to Deerfoot Trail, Barlow Trail McKnight Blvd NE and 32<sup>nd</sup> Ave NE
- Low operating costs
- Landlord will remove portion of office and convert to warehouse if required
- Landlord to update front office area
- Rear area fenced and gated

# FLOOR PLAN



# LOCATION



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