



## Industrial Bay Skyline West District

### PROPERTY OVERVIEW

- » ±2,634 SF industrial bay in the Skyline West community
- » Combination of office and warehouse space
- » Includes garbage and recycling services
- » Street parking available
- » Clean, functional warehouse with 18' clear height
- » Conveniently located just off of Deerfoot Trail NE and McKnight Blvd NE with quick and easy access to major thoroughfares
- » Close to various amenities, minutes to the Calgary International Airport, 15 minutes to downtown Calgary
- » Suitable for a wide range of industrial and service based users
- » Available for occupancy on August 1, 2026

### LEASE DETAILS

|                |                             |
|----------------|-----------------------------|
| LEGAL ADDRESS  | 8010082; 2; 32-34           |
| YEAR BUILT     | 1981                        |
| ZONING         | I-G (Industrial General)    |
| TOTAL SIZE     | ±2,634 SF                   |
| OFFICE         | ±1,200 SF (TBV)             |
| WAREHOUSE      | ±1,434 SF (TBV)             |
| LEASE RATE     | Market                      |
| OP COST        | \$5.87 PSF                  |
| LOADING        | 1 Drive-in door (12' x 14') |
| CEILING HEIGHT | 18' Clear                   |
| POWER          | TBV                         |
| PARKING        | Scramble                    |
| LEASE TERM     | 5 Years                     |

For more info,  
please contact:

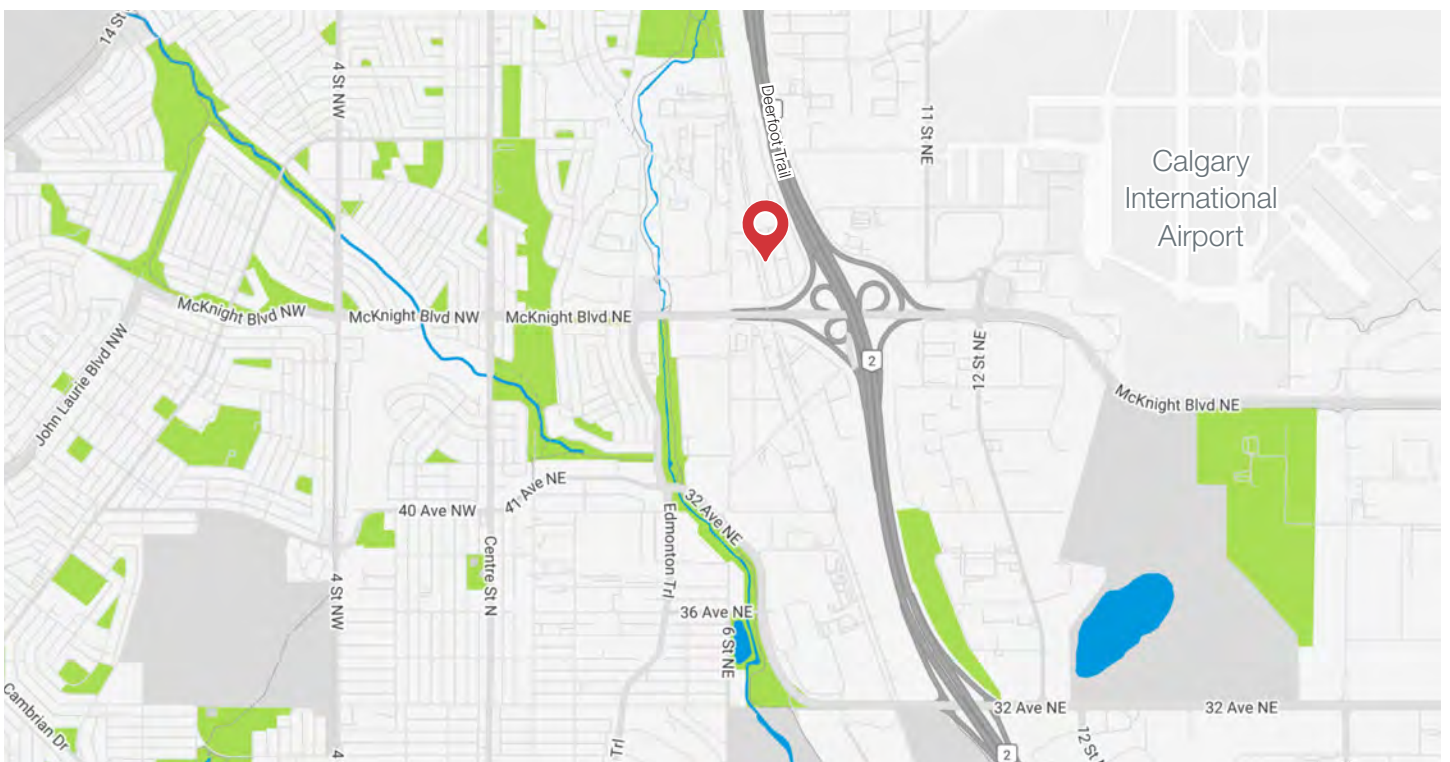


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PROPERTY LOCATION



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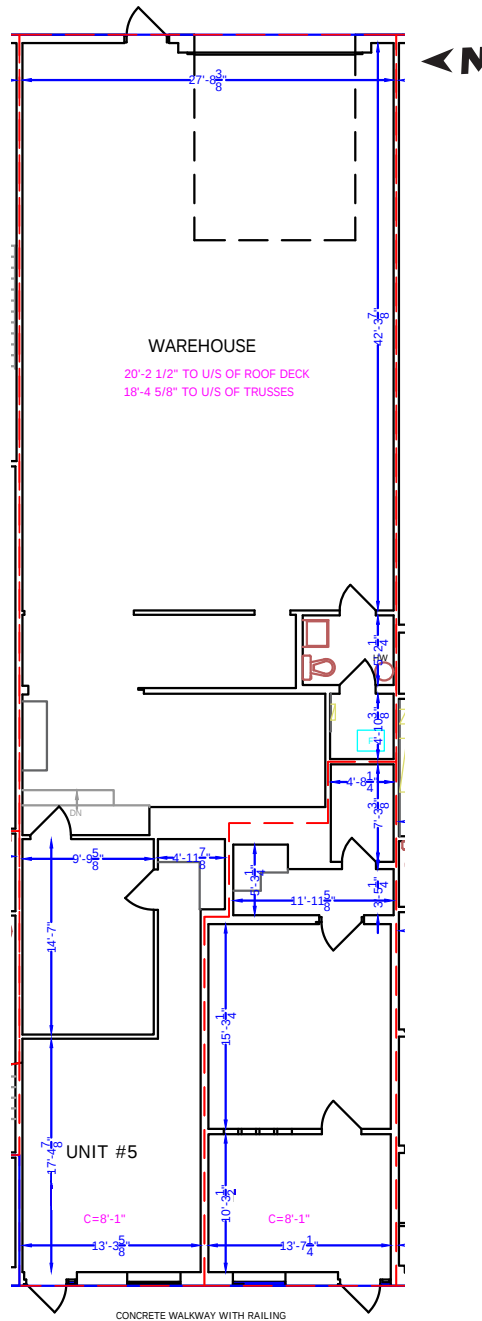


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## FLOOR PLAN



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