



For Lease
2927-2929
5 Avenue NE

FOR LEASE

2927-2929 5 Avenue NE, CALGARY AB

6,401 - 12,802 SF
Franklin Industrial Park

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**AVISON
YOUNG**

FOR LEASE - FRANKLIN INDUSTRIAL PARK

Address	2927-2929 5 Avenue NE, Calgary
District	Franklin Industrial Park
Zoning	I-C (Industrial-Commercial)
Total Size	± 12,802 SF
Loading	1 Dock Door (14'H x 12'W) 1 Ramped Drive In (14'H x 12'W)
Clearance	22'0"
Power	200 A, 347/600 V, 3 Phase
Parking	Scramble
Availability	September 1, 2026
Net Rent	Market
Op. Costs	\$5.50 PSF (2026 est.)

Avison Young is pleased to offer 12,802 square feet of prime industrial space for lease at Franklin Industrial Park. This unit features builtout office space at the front and a warehouse area with a clear height of 22'0". The property includes a secured truck court (accommodates 52' trucks) and plentiful parking stalls surrounding the property



Equipped with make-up air system



High-glazing windows providing lots of natural lighting in the front office space



Fully sprinklered throughout unit. Water line installed along the warehouse wall.



Flexible I-C zoning allows for a variety of retail, recreational and industrial uses.



270 surface parking stalls on site.



5 minute drive to Downtown Calgary.
15 minute drive to Calgary Airport.



Franklin Industrial Park
2927-2929 5 Avenue NE, Calgary AB

Floorplan

Office Size:	± 5,512 SF
Warehouse Size:	± 7,290 SF
Total Size	± 12,802 SF
Loading	1 Dock Door (14'H x 12'W) 1 Ramped Drive In (14'H x 12'W)

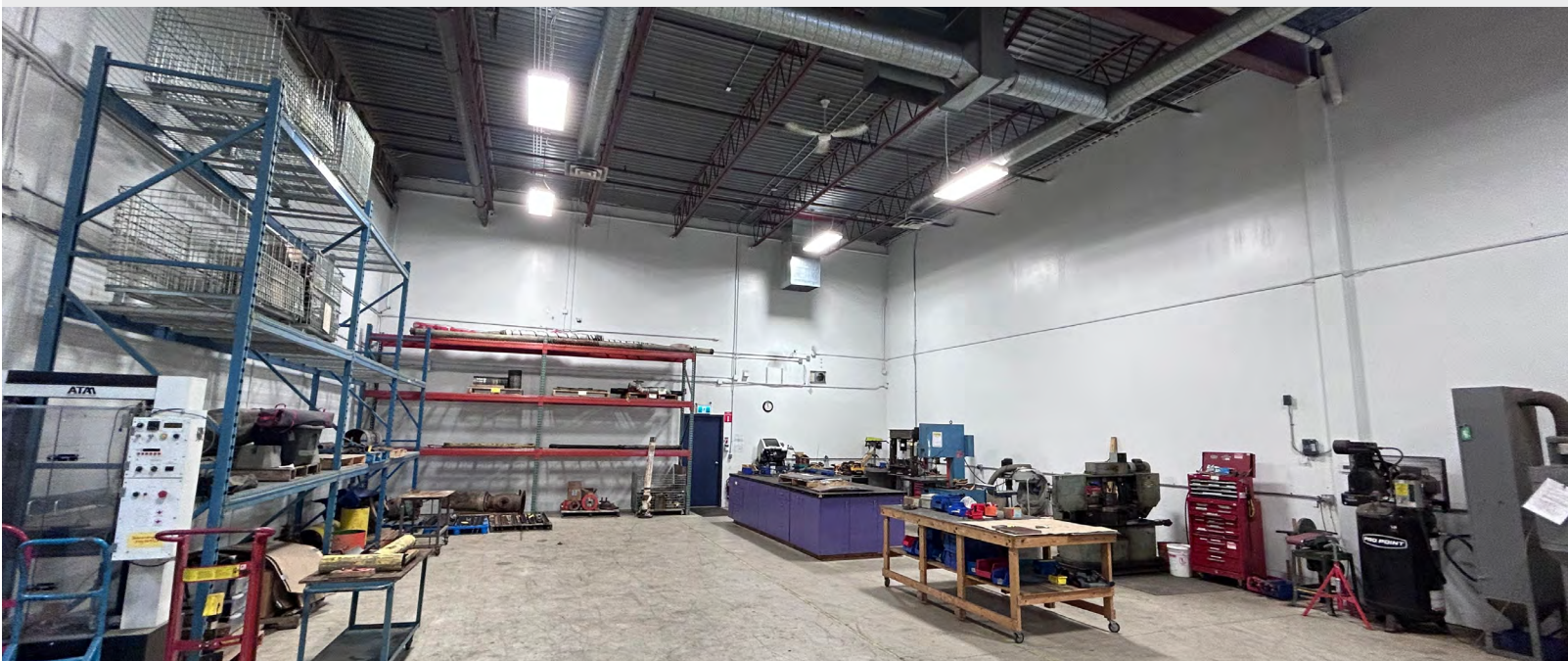


***Bay 2927 will not be available for Lease seperately at this time.**

Demising Option (Bay 2929 only)

Office Size:	± 3,858 SF (approx.)
Warehouse Size:	± 2,543 SF (approx.)
Total Size	± 6,401 SF
Loading	1 Ramped Drive In (14'H x 12'W)

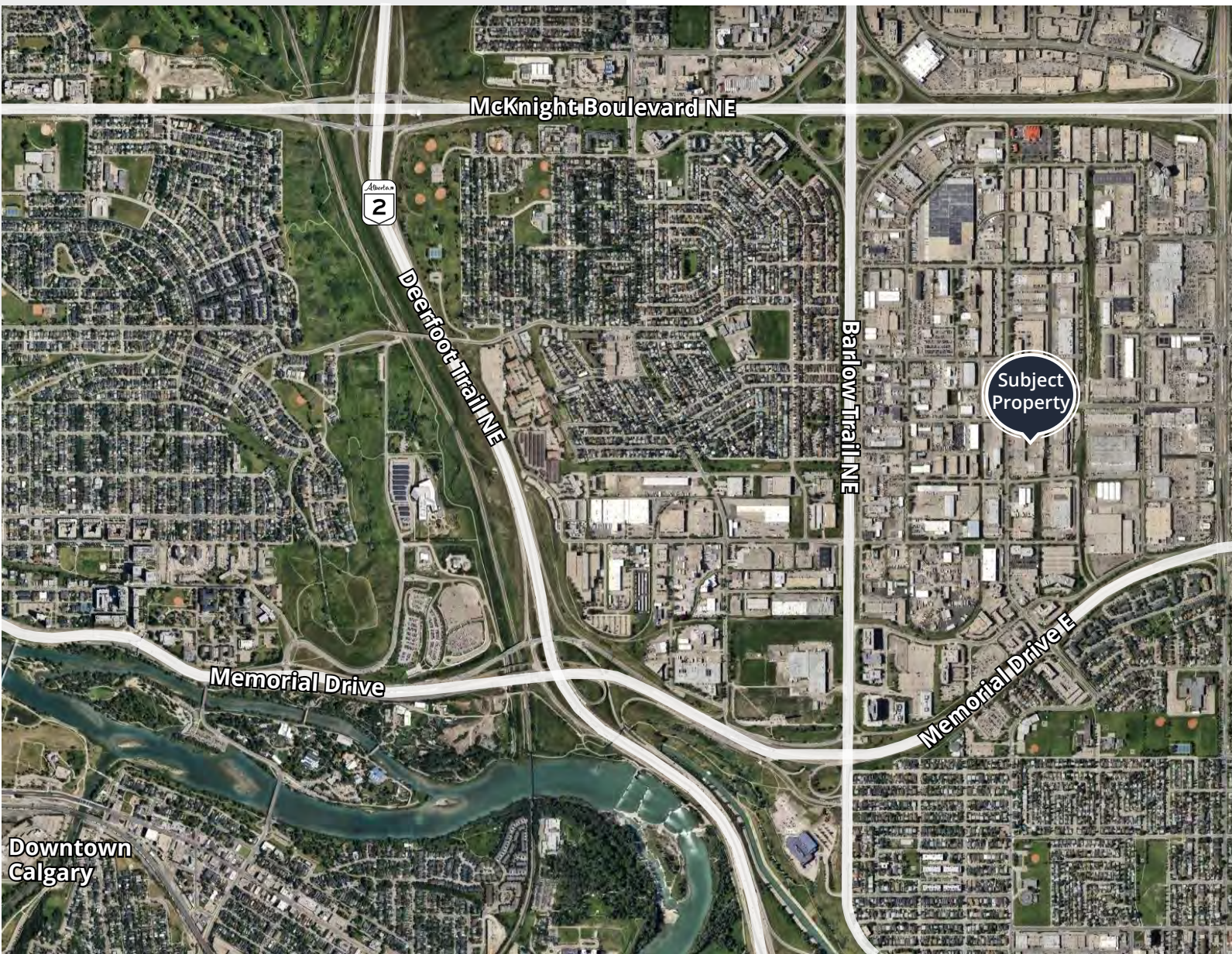
Property Images



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LOCATION

Conveniently located just off 28 Street NE and 3 Avenue NE, this property offers quick and convenient access for all users. With direct access to Memorial Trail NE, you can reach Downtown Calgary Core within five minutes. Additionally, the site features a variety of nearby amenities and generously sized laneways for trucking and loading operations. Plentiful bus stops and transit options are also available nearby.



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**For more information on
this opportunity, please
call or visit us online.**

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