



2730

39th Avenue NE, Calgary
Hopewell Business Park
Building A

Units 106, 110 – 30,479 sq ft

Available immediately



30,479 SF
TOTAL SF - UNITS 106, 110



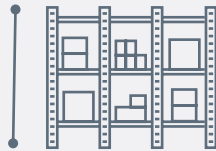
213'W x 71'D
BAY DIMENSIONS



1
DRIVE IN
DOOR



25' 6"
CLEAR
HEIGHT



4
DOCK
DOORS



Information

- Large marshalling and loading area
- Sump system located in Unit #106
- Units 106 and 110 are contiguous; however, they can be leased out seperately

Specifications

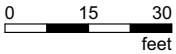
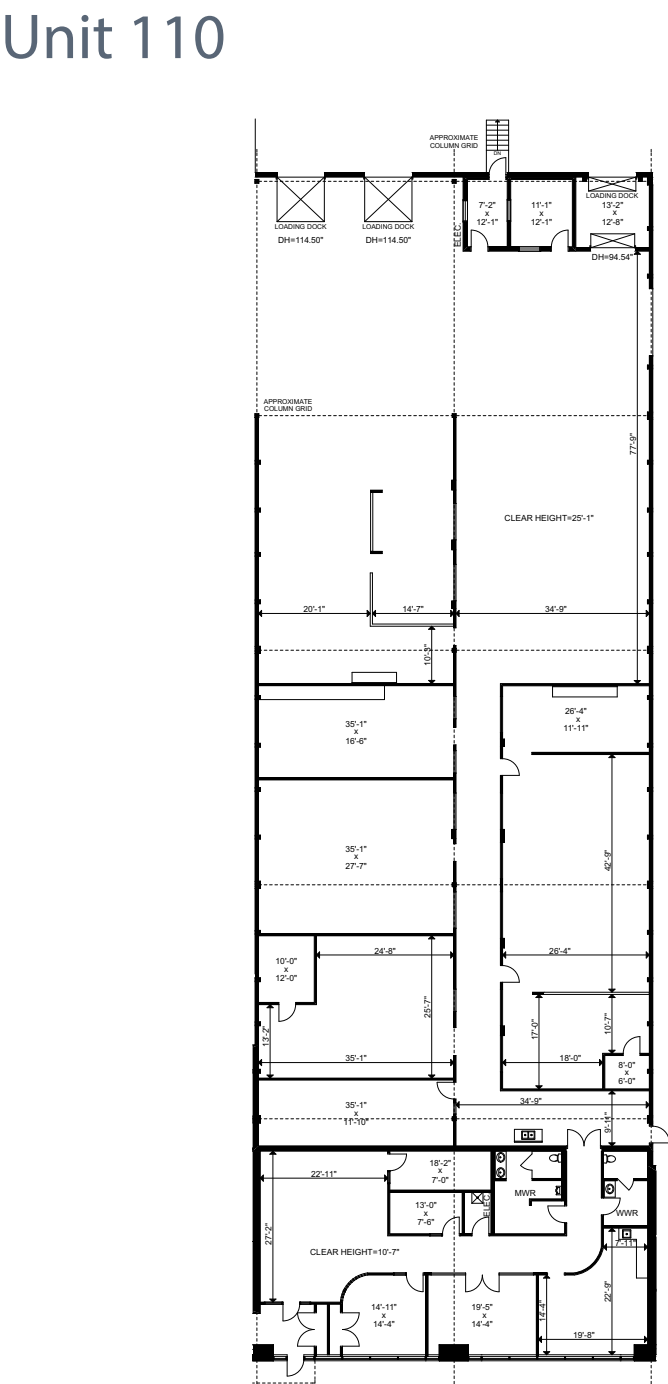
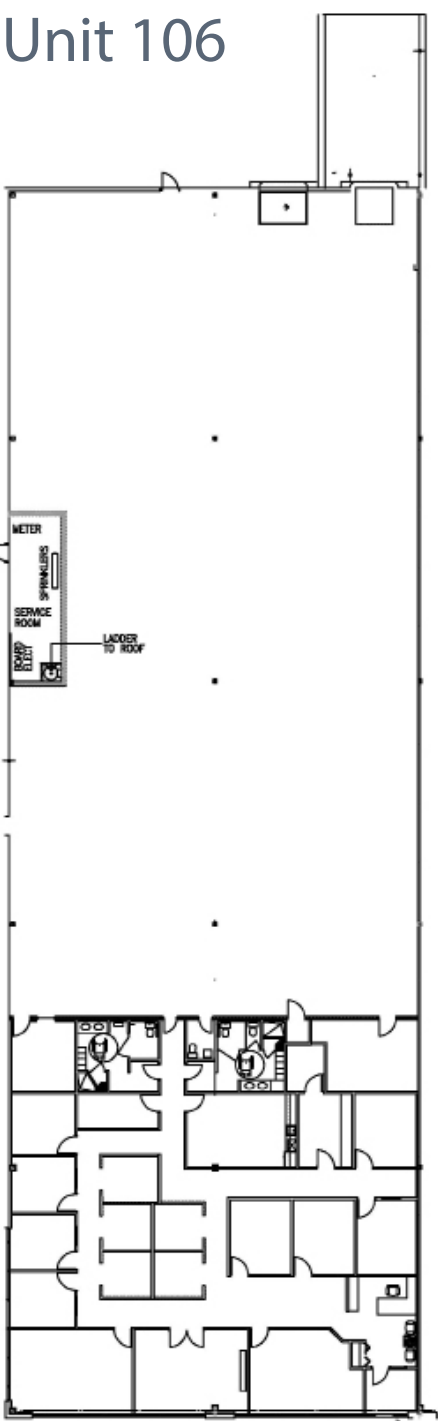
OFFICE AREA	15,178 SF (Unit 106 - 5,013 SF Office) 15,301 SF (Unit 110 - 2,738 SF Office)
TERM	5 to 10 years
CLEAR HEIGHT	25' 6"
HEATING	Warehouse - Overhead radiant heaters Office - RTU (HVAC)
LOADING	4 dock doors - 9'x11' with manual leveler, 1 roll up drive in door 12' x 14' with opener, ramp drive-in
PARKING	common stalls for the building
SPRINKLERS	ESFR system
FLOOR STRUCTURE	6" concentrated load capacity of 7500 lbs
POWER	200 AMP, 600 VOLT 3 Phase (TBC)
LIGHTING	Flourescent
ZONING	IG General Industrial
YEAR BUILT	2000

ADDITIONAL RENT
\$7.26 2025 estimate

ASKING RATE
Market



Floor Plan



Well-connected
to various
access points.

- Direct exposure to 39th Avenue NE
- Immediate access to major thoroughfares including Barlow Trail NE, McKnight Blvd., 32nd Avenue, and Deerfoot Trail
- Minutes from the Calgary International Airport



Let's get in touch.

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