



**Warehouse with High-Quality Office
Prime Location**

PROPERTY OVERVIEW

- » A well-positioned ±25,587 SF industrial property located in Calgary’s established McCall Industrial Park.
- » Currently built out for a cannabis production facility, the existing infrastructure and improvements may be utilized by a cannabis user or fully/partially removed to accommodate traditional warehouse operations with a high-quality office.
- » Adjacent to McCall Lake Golf Course.
- » Functional warehouse with high quality built-out office space and lots of natural light.
- » The property features 2 dock doors and 4 drive-in doors, providing excellent loading capabilities.
- » Heavy-Duty 1,500 Amps Power Capacity, supports a wide range of operational needs.
- » Located minutes from Deerfoot Trail, Barlow Trail, 32 Avenue NE, and Calgary International Airport.

SUBLEASE DETAILS

TOTAL AVAILABLE AREA	±25,587 SF
OFFICE PORTION	±3,200 SF
WAREHOUSE PORTION	±22,387 SF
SUBLEASE RATE	Market (TBV)
OP COST	\$8.95 PSF (est. 2024) TBV
ZONING	I-G (Industrial General)
LOADING	2 - 8' x 8" dock doors 3 - 12' x 14' drive-in doors 1 - 7'6" x 14' drive-in door
CEILING HEIGHT	21' Clear (TBV)
POWER	1,500 Amps
PARKING	Ample
OCCUPANCY	Immediate
SUBLEASE TERM	Until September 29, 2028 (Headlease wrap available)

For more information
please contact:

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STRATEGIC LOCATION

Ideally situated in Calgary's northeast industrial corridor, Bay A at 1338 36 Avenue NE offers great accessibility and convenience. The property provides direct connections to major transportation routes, including Deerfoot Trail, Barlow Trail, and 32 Avenue NE, ensuring efficient logistics and commuter access. Surrounded by a blend of industrial and commercial developments, the location also benefits from nearby amenities such as Sunridge Mall, numerous restaurants, and a variety of service providers.

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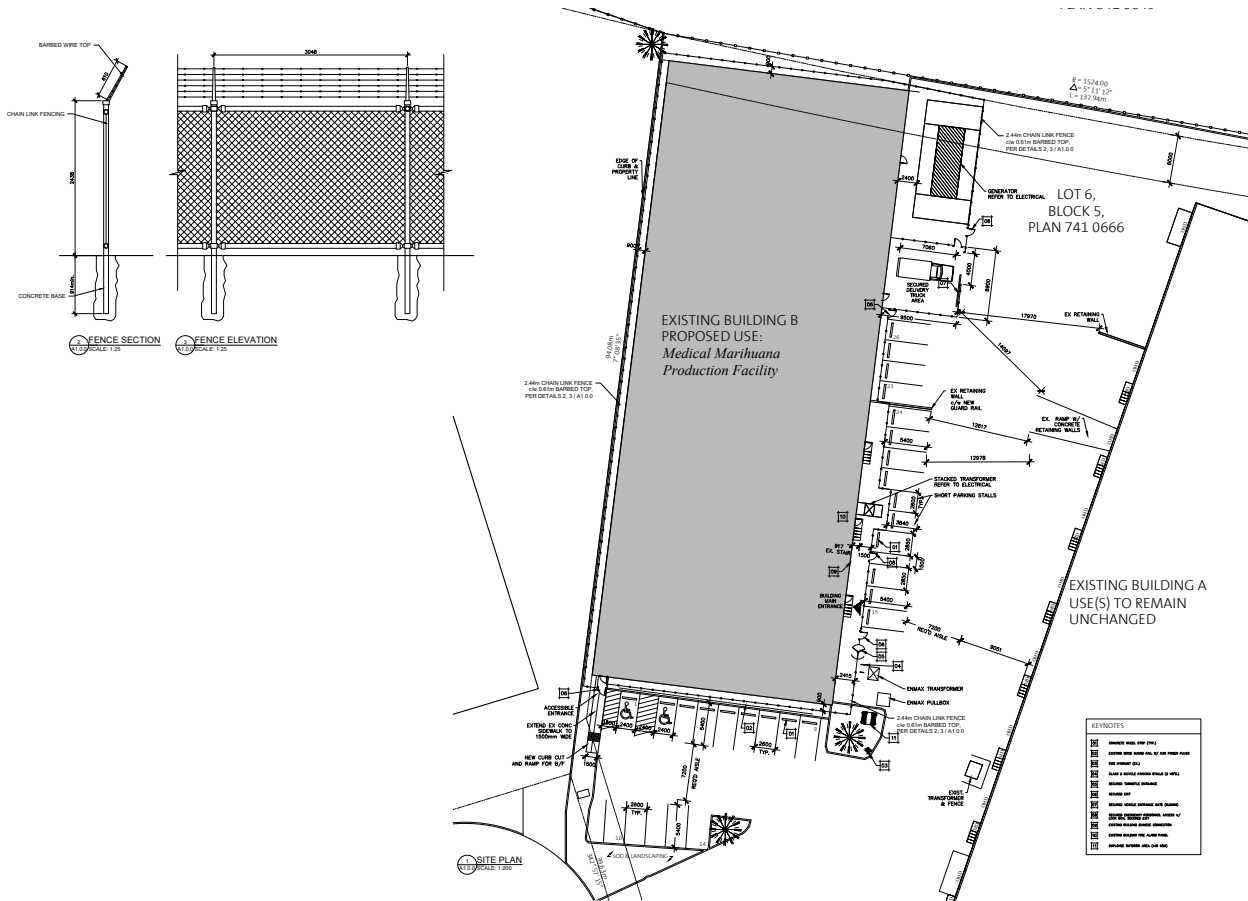


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SITE PLAN



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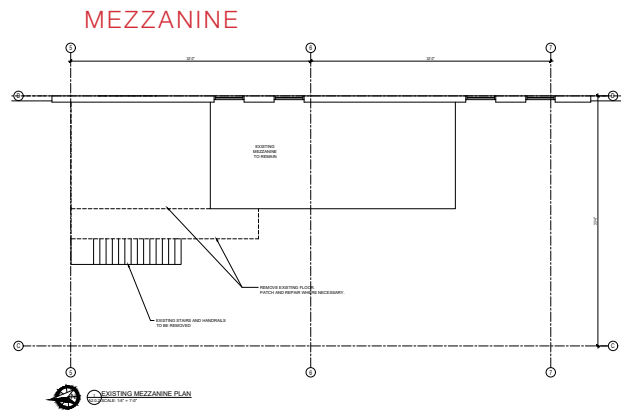
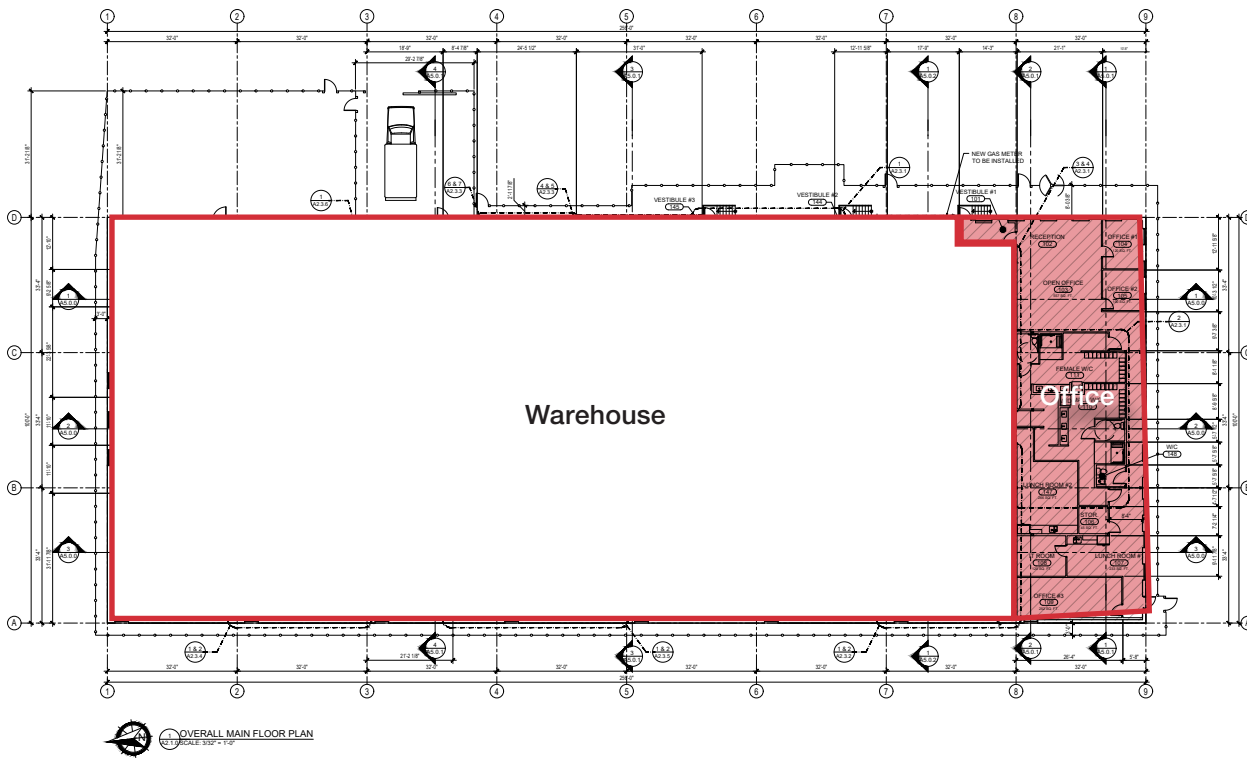


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FLOOR PLAN



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