

2115

2,511 sf

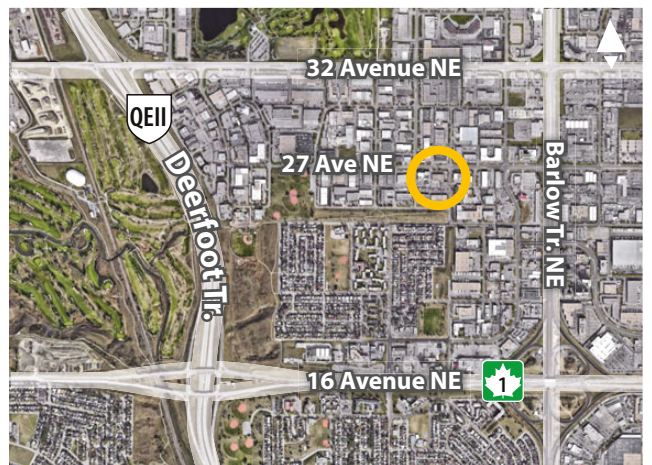
Bay 4



## INDUSTRIAL BAY FOR LEASE

**THE WINDFIRE**  
BUILDING  
2115 27 Avenue NE, Calgary

» Modern professionally maintained and managed building.



FOR MORE  
INFORMATION OR  
TO VIEW, PLEASE  
CONTACT:

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c: 403-860-2383

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LOCAL  
EXPERTISE  
MATTERS





## BUILDING INFORMATION

- » Modern professionally maintained and managed building on a tree-lined street with ample dedicated parking.
- » Convenient location with excellent access – close to Airport, Deerfoot Tr. and Barlow Tr.
- » On bus route 32 direct to LRT.
- » Excellent amenities in the area.
- » Boulevard picnic area.
- » Elevator.

**NO CHARGE USE OF:**

- Boardroom for 8+ with presentation equipment.
- Fully equipped service kitchen, with seating for 12.
- Bike racks.
- Showers, and change rooms.
- Laundry room.



## LEASE INFORMATION

**ZONING:** IG Industrial General

**AVAILABLE FOR LEASE**  
2,511 sq. ft. – Bay 4

**AVAILABILITY:** December 1, 2025

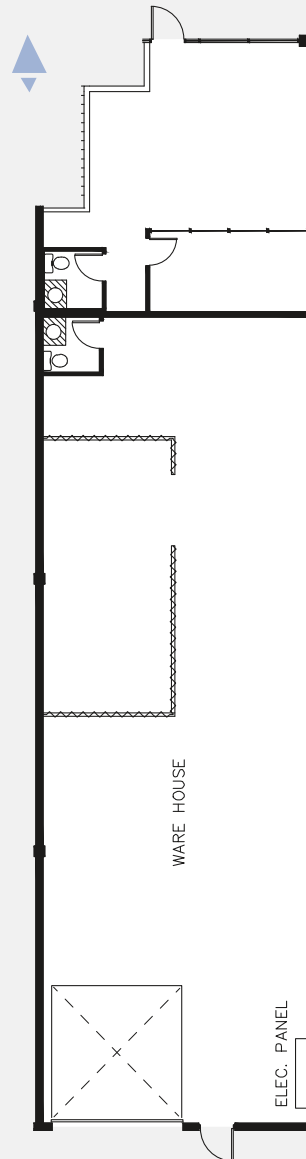
**LOADING:** Grade. 12'x14' door

**ELECTRICAL:** 100 Amps (TBV)

**CEILING HEIGHT:** 24' (TBV)

**BASIC RENT:** \$11.00 per sq. ft.

**OP. COSTS AND TAXES:**  
\$12.26 per sq. ft. (est., 2025)  
Utilities included.



BAY 4  
**2,511** SQ.FT.

