



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 within 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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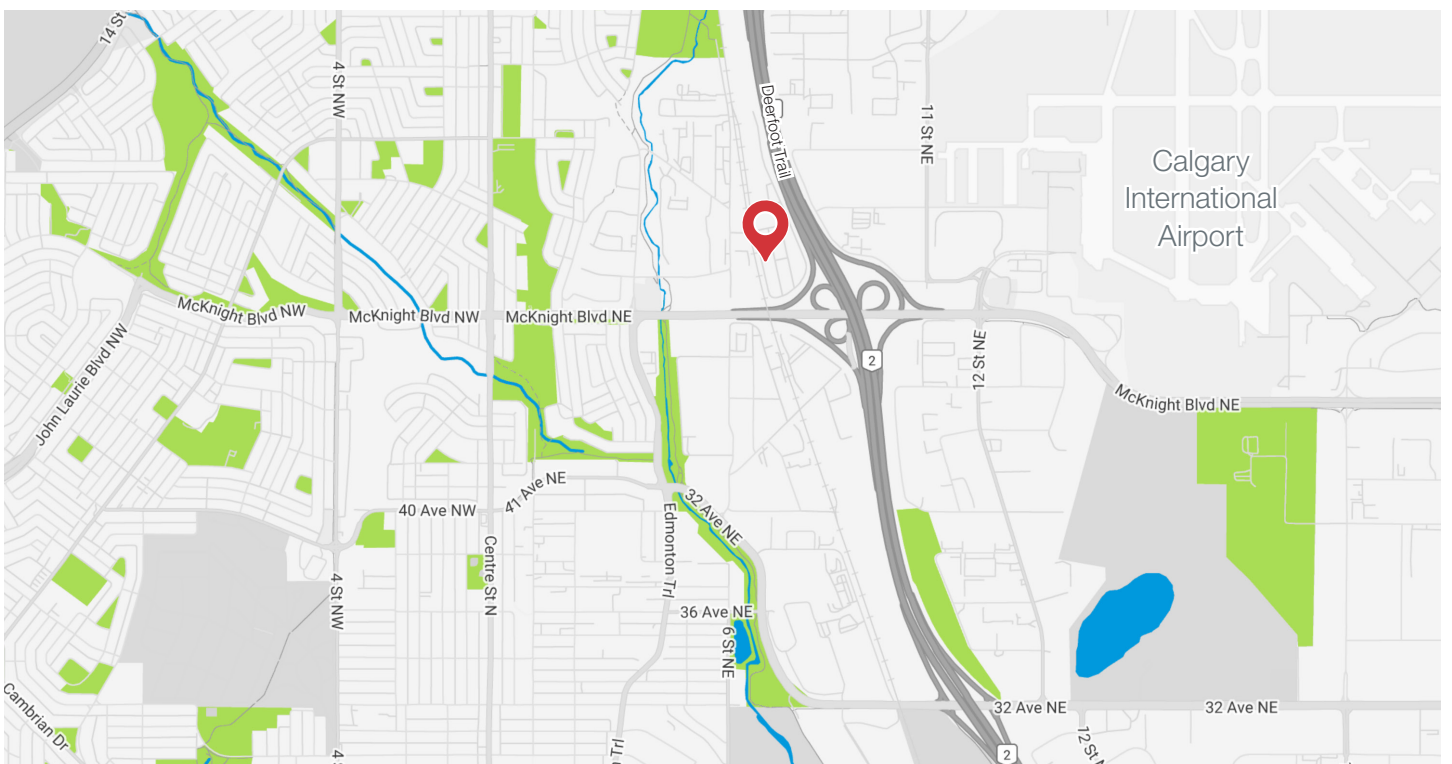


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PROPERTY LOCATION



For more info,
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