



# For Lease

## Property Highlights

- Central NE multi-tenant Industrial Park in close proximity to downtown Calgary
- Close access to amenities and City of Calgary Transit
- Immediate access to Barlow Trail, 36 Street NE and 16 Avenue NE
- Flexible deal terms available

**3320 - 14 Avenue NE, Bay 9**

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# Property Information

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Address:	3320 - 14 Avenue NE, Bay 9
District:	Franklin Industrial Park
Zoning:	I-G (Industrial General)
Square Feet:	2,851 s.f.
Ceiling Height:	14.5' clear
Loading:	1 drive-in
Power:	200 amps (TBV)
Lease Rate:	\$9.75 per s.f.
Op. Costs (2019):	\$5.46 per s.f. (includes gas, HVAC repair and maintenance, garbage, water/sewer)
Available:	Immediately

## Aerial Map

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