

HIGH-QUALITY INDUSTRIAL
FACILITY | MODERN
OFFICE + WAREHOUSE
// 12,374 SF

FOR SUBLEASE

2315 30 Ave NE, Unit 1, Calgary, AB



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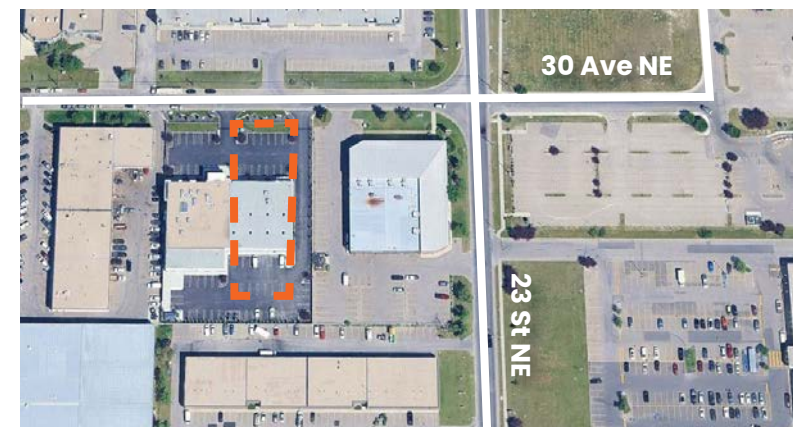
PROPERTY HIGHLIGHTS



- Longer lease terms available, subject to Landlord approval.
- Clean warehouse featuring excellent natural light, 21' clear height, two drive-in doors, a two-stage sump system, and approximately 100' of loading depth.
- Well-appointed two-level office build-out featuring rooftop-mounted HVAC, fibre connectivity throughout, 14 private offices, a large boardroom, washrooms on both levels, a dedicated copy area, and a spacious lunchroom.
- 22 on-site parking stalls (10 front, 12 rear), providing a high parking ratio.
- Two (2) EV Chargers on Site.

PROPERTY OVERVIEW

Address:	2315 30 Ave NE, Unit 1
District:	Suburban North Industrial
Zoning:	Industrial General (I-G)
Office (Main) Area:	2,623 SF
Office (2nd Level) Area:	<u>2,622 SF</u>
Total Office Area:	5,245 SF
Warehouse Area:	<u>7,129 SF</u>
Total Square Footage:	12,374 SF
Clear Height:	21' (TBV)
Parking:	22 stalls
Loading:	Two, 10' x 12' drive-in doors
Power:	200A, 120/208V
Sublease Rate:	Starting at \$14.00 PSF
Op Costs (est. 2026):	\$6.75 PSF
Availability:	April 1, 2026
Term to:	February 27, 2029



INTERIOR FEATURES



LOCATION

Strategically located in NE Calgary's Suburban North industrial district, the property offers efficient access to key transportation corridors including Barlow Trail and 32 Avenue NE, supporting streamlined shipping, distribution, and service operations. The location provides strong connectivity to the airport, Deerfoot Trail, while remaining close to amenities and services.



Drive Times:

Deerfoot Trail NE: **5 minutes**

Stoney Trail: **15 minutes**

Calgary Airport: **13 minutes**

Nearby Amenities

Easy accessibility & close proximity to:



banks & financial services



restaurants & fast food

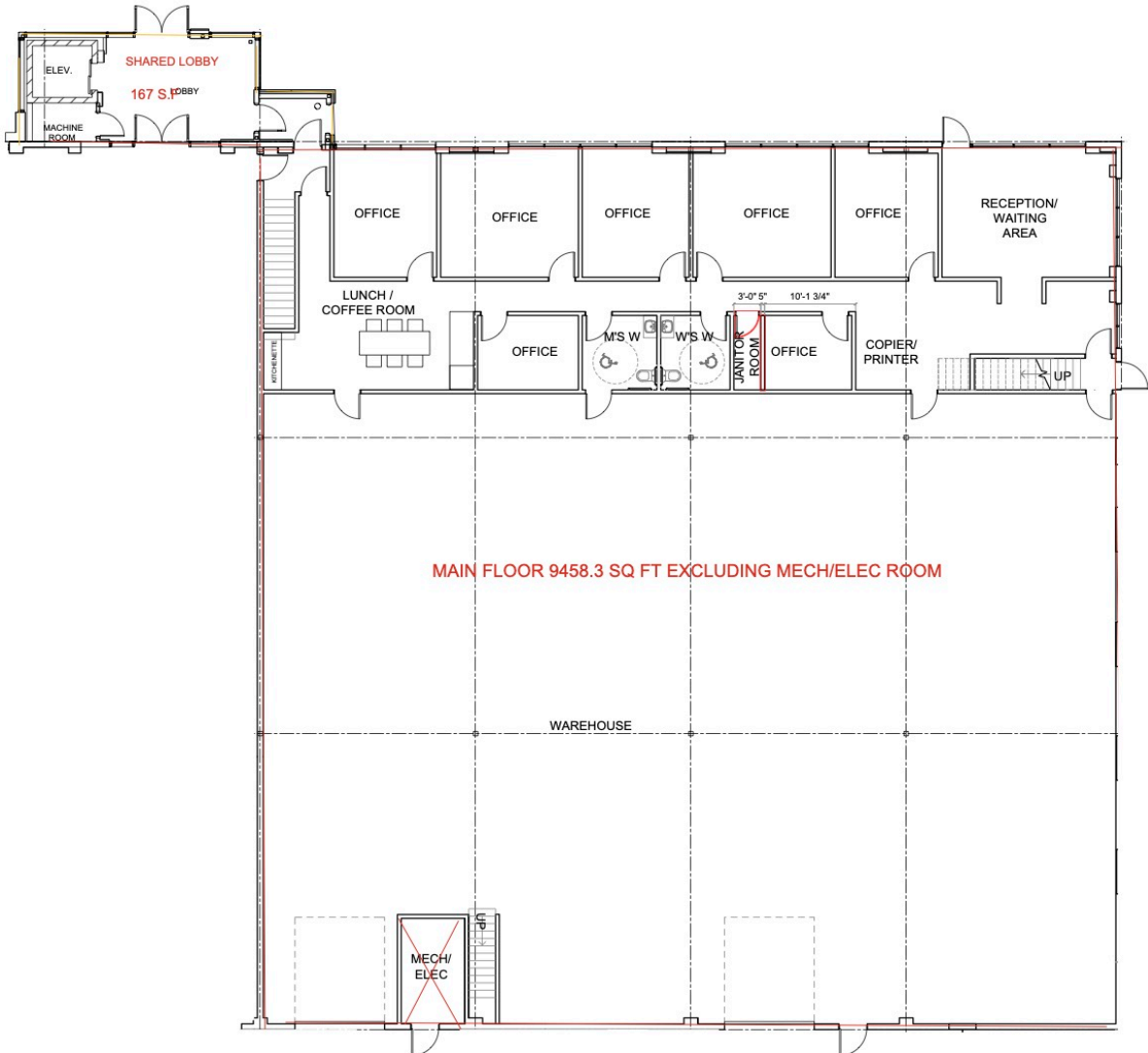


fuel / charging stations



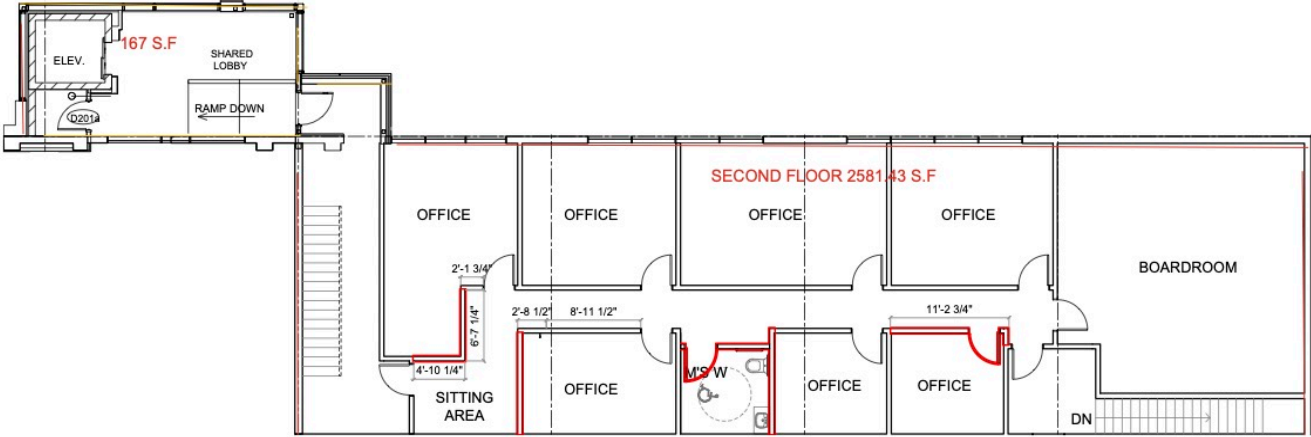
move around

FLOOR PLANS



Office (Main) Area: 2,623 SF
Warehouse Area: 7,129 SF

FLOOR PLANS



Office (2nd Level) Area: 2,622 SF



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