

MERIDIAN INDUSTRIAL
WITH FENCED YARD
// 1.52 Acres

FOR LEASE

315 Moraine Road NE, Calgary, AB



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PROPERTY HIGHLIGHTS



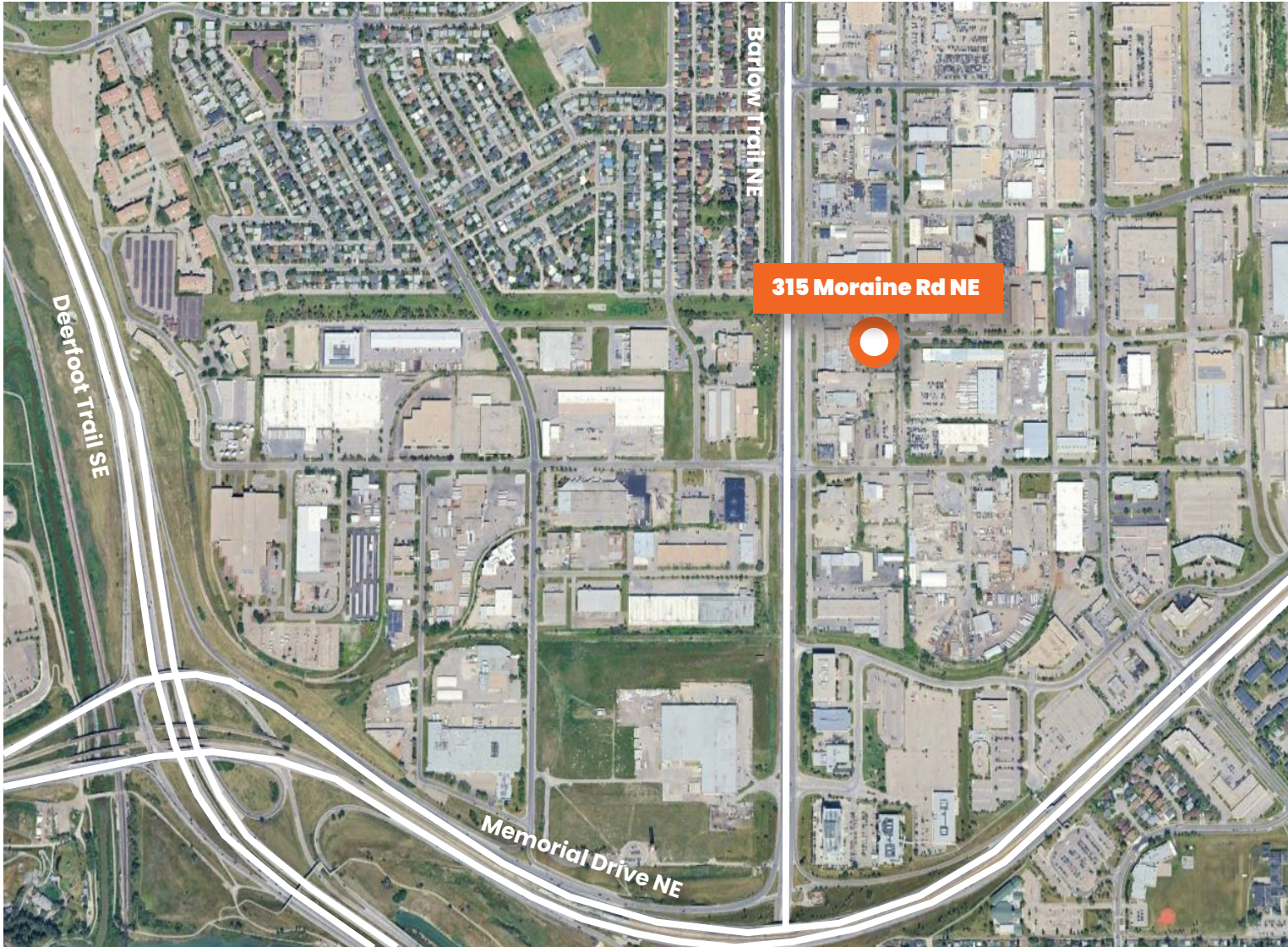
- 1.52 Acres of I-C zoned land for Lease.
- Fenced and gated site.
- Central NE location.
- Close proximity to Barlow Trail, Memorial Drive, Deerfoot Trail, and Downtown Calgary.

PROPERTY OVERVIEW

Address:	315 Moraine Road NE, Calgary
District:	Meridian Industrial
Zoning:	Industrial Commercial (I-C)
Site Area:	1.52 Acres (66,211 SF Yard)
Base Rent:	\$1.10 PSF of Yard / Annum
Property Tax (est. TBV):	\$0.59 PSF of Yard / Annum
Term:	Negotiable
Availability:	Immediate Occupancy



LOCATION



Located in NE Calgary, Meridian Industrial district, with convenient access to major thoroughfares for shipping and distribution.

Successful Calgary businesses within the immediate area:
Stampede Auto, Kane's Motor Cycle Shop Ltd., Coast Supply, Herc Rentals, Jim Peplinski Capital, Shawarma Barlow, Petro-Pass Truck Stop and many others.

Nearby Amenities

Easy accessibility & close proximity to:



banks & financial services



restaurants & fast food



fuel / charging stations



Prime Industrial Park location



Drive Times:

Deerfoot Trail: **7 minutes**
Macleod Trail: **12 minutes**

Stoney Trail: **8 minutes**
YYC Airport: **15 minutes**

Calgary Downtown: **9 minutes**
Glenmore Trail: **17 minutes**



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