

PRIME SHOWROOM
WITH MAXIMUM EXPOSURE
TO BARLOW TRAIL
// 12,295 SF

FOR LEASE

1310 Meridian Road NE, Calgary, AB



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PROPERTY HIGHLIGHTS



- High exposure to Barlow Trail, Meridian Road and 16th Ave (HWY 1).
- Quality showroom with 4 offices along south side of Premises.
- Showroom has skylights and drive-in loading.
- Shop with 1 drive-in door and make up unit.
- Fenced area of approximately 0.21 of an Acre.
- Industrial Commercial (I-C) zoning allows for a range of permitted & discretionary uses.
- Close proximity to Barlow Trail, TransCanada Highway, Deerfoot Trail, & the Stoney Ring Road.

PROPERTY OVERVIEW

Address:	1310 Meridian Road NE, Calgary
District:	Meridian Business Park
Zoning:	Industrial Commercial (I-C)
Total Square Footage:	12,295 SF
Clear Height:	20' (Warehouse)
Showroom Loading:	1 Drive-in
Shop Loading:	1 Drive-in (12' w x 14' h)
Power:	400 Amps (TBV)
Lease Rate (Year 1):	\$18.00 PSF
Operating Costs:	\$6.72 PSF (Est. 2026) + Utilities
Availability:	Immediately



INTERIOR FEATURES //

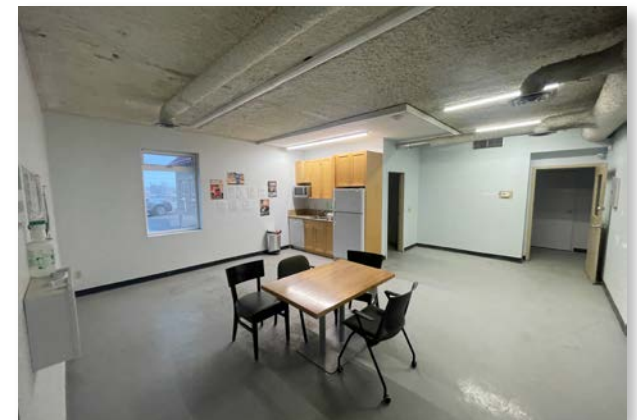


Shop:

Make-up air plus trench sump. Exits to fenced outdoor area.

Showroom:

Includes 4 offices, kitchen, washrooms and drive-in showroom loading.



**Showroom Loading Door*

LOCATION

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

Successful Calgary businesses within the immediate area: **Pure Casino Calgary, Best Western, Action Furnace, Inc., Canadian Tire, RONA+, GoodLife Fitness, and many more.**



Drive Times:

Deerfoot Trail SE: **8 minutes**

Stoney Trail: **8 minutes**

Calgary Airport: **17 minutes**

Nearby Amenities

Easy accessibility & close proximity to:



banks & financial services



restaurants & fast food



fuel / charging stations

FLOOR PLANS



Premises:

12,295 SF // Plus: Exclusive yard & parking





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