

# UNIT 107

**11127 - 15TH  
STREET NE**

**CALGARY, AB**

**For Sale  
Or Lease**

**9,618 SF**

**Includes ±3,735 SF Freezer/Cooler**

**EVOLVE**  
AT DISTRICT

Developed By:

**Beedie/**



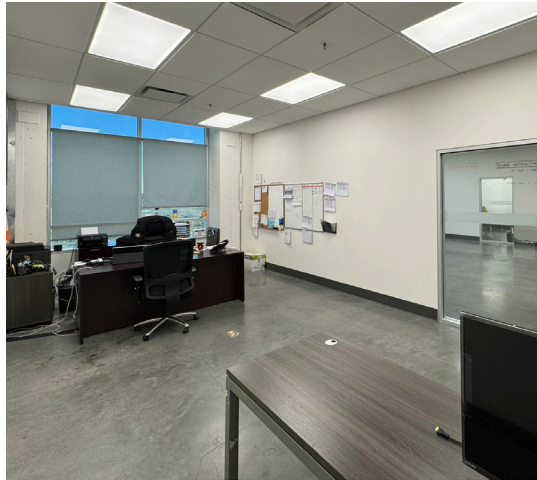
**CUSHMAN &  
WAKEFIELD**



# // TURNKEY OPPORTUNITY

## Unmatched exposure on Deerfoot Trail

This Class “A” industrial condo by Beedie features dock and drive-in loading, plus office, freezer, and racking—over \$1.2M in built-in investment included. A rare opportunity to own institutional-grade space in a prime location



**Opportunity to purchase a turnkey unit with a short-term leaseback in place until approximately Q2-Q3 2026.**



## // PROPERTY INFORMATION

### ADDRESS

UNIT 107 11127 15 ST. NE, CALGARY

### UNIT SIZE

DRY WAREHOUSE:	±2,250 SF
FREEZER:	±3,735 SF
OFFICE / ADDITIONAL STORAGE:	±1,925 SF
SECOND FLOOR MEZZANINE:	±1,708 SF
<b>TOTAL AREA</b>	<b>±9,618 SF</b>

### DISTRICT

STONEY

### ZONING

I-G (INDUSTRIAL - GENERAL)

### AVAILABLE

Q2 2026

### BUILT YEAR

2019

### CEILING HEIGHT

26' CLEAR

### POWER

200 AMPS

### SPRINKLER

ESFR

### SALE/ LEASE RATE

MARKET

### PROPERTY TAX

\$3,656.29/MONTH (EST. 2025)

### CONDO FEES

\$1,296.99/MONTH (2024/2025)  
(INCLUDING GST)

### DOOR SIZES

1 DRIVE-IN DOOR: (12' X 14'), INSULATED

2 DOCK DOORS: ELECTRIC VERTICAL LIFT DOCK (8'6" X 10'),  
INSULATED HYDRAULIC LEVELERS

### CONSTRUCTION SPECIFICATIONS:

- INSULATED CONCRETE PANELS
- EPDM ROOFING SYSTEM
- LED WAREHOUSE LIGHTING
- SUMP AVAILABLE
- CONCRETE OFFICE MEZZANINE
- 6' X 6' WAREHOUSE SKYLIGHTS

## // HIGHLIGHTS



A-Class institutional grade product with dock and drive-in loading



Amenities in the immediate area



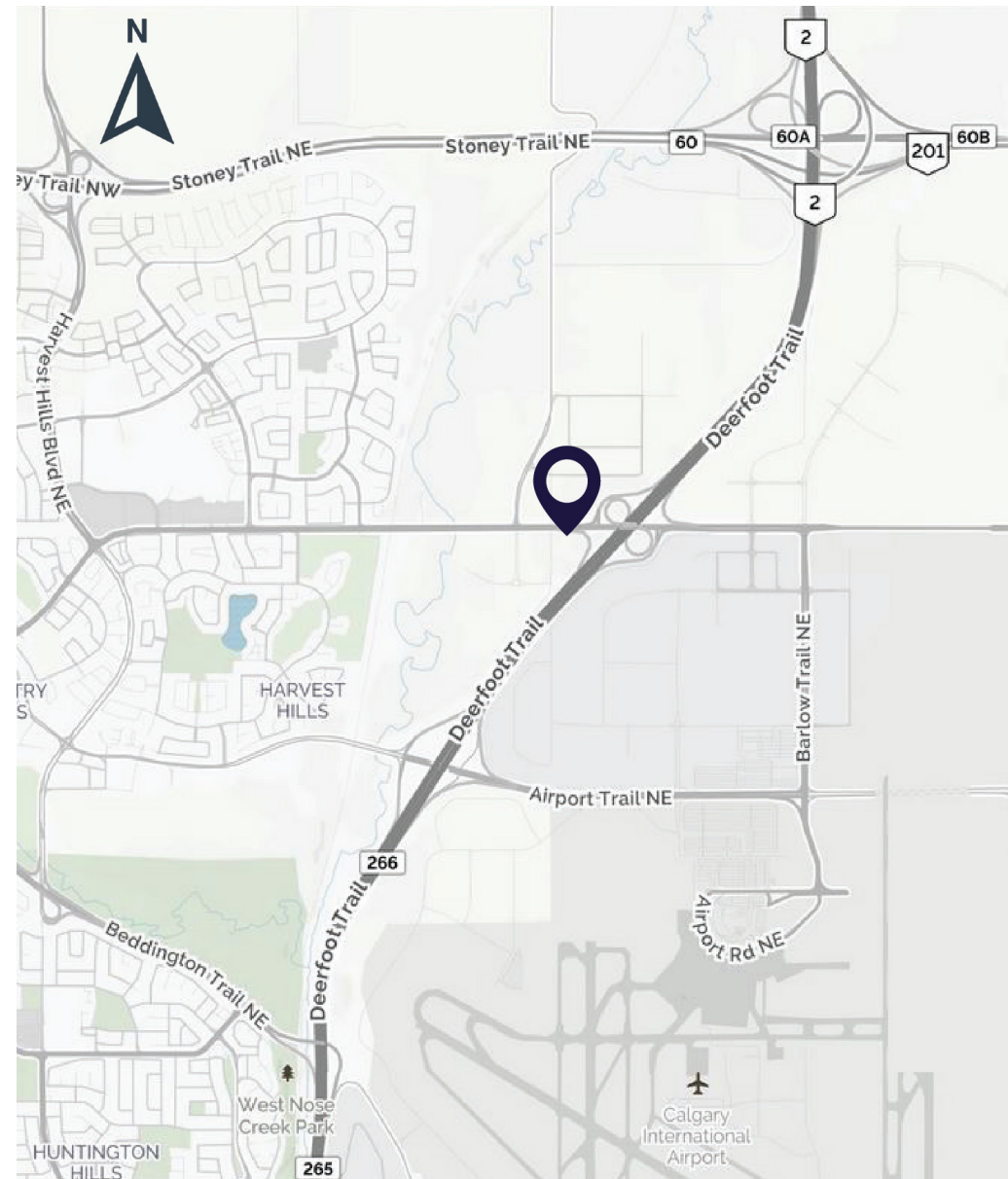
Architecturally controlled industrial park



Minutes from Calgary International Airport and Stoney Trail NE. Immediate access to Country Hills Boulevard NE.

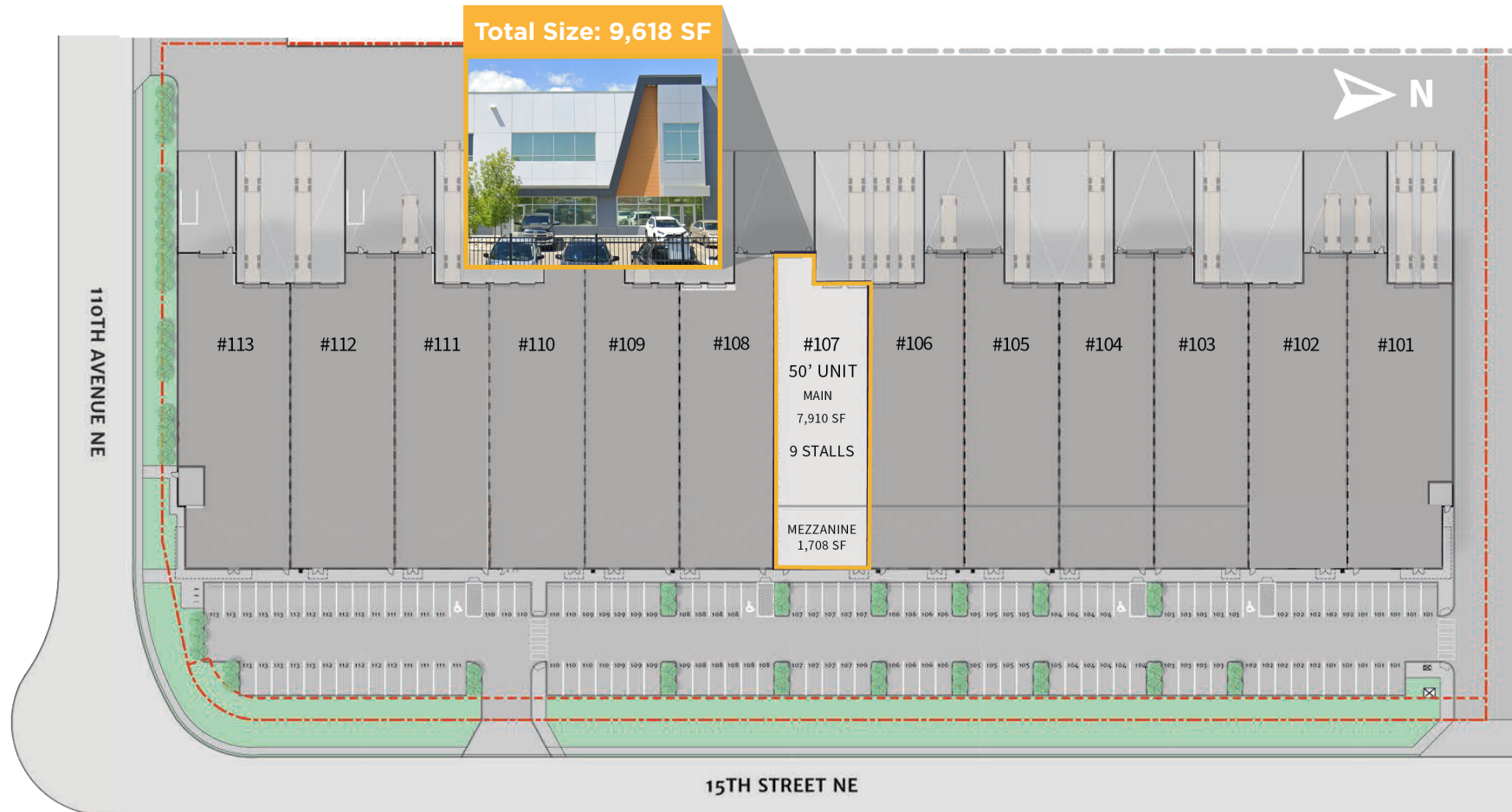


## // LOCATION MAP



**UNIT 107 | 11127 - 15TH STREET NE**  
Calgary, AB

# // SITE PLAN



DRIVE  
TIMES

EVOLVE  
AT DISTRICT

--- 2 MIN ---



QEII &  
STONEY TRAIL  
INTERSECTION

--- 6 MIN ---



YYC  
AIRPORT

--- 14 MIN ---

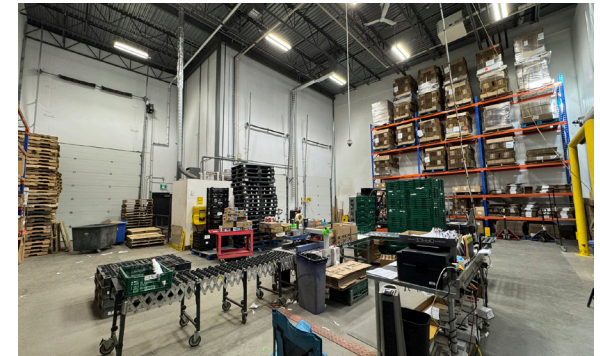
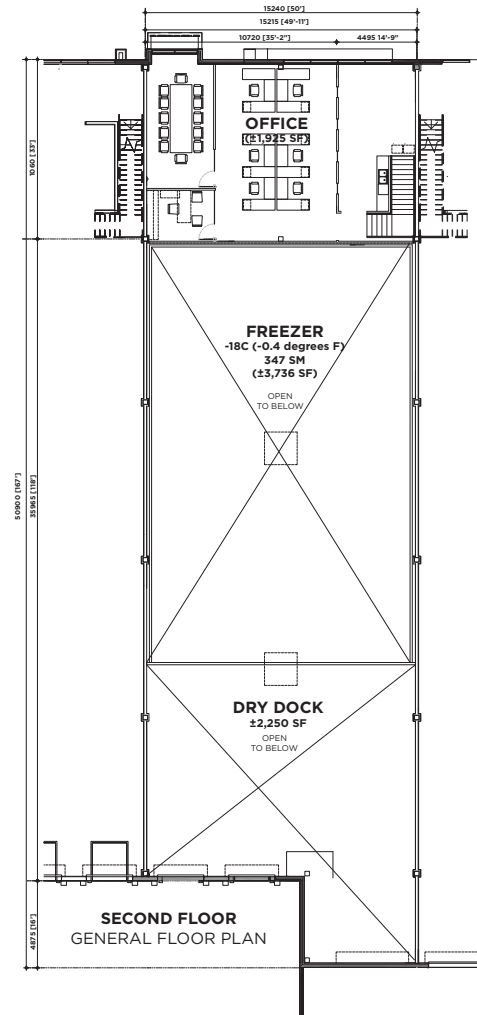
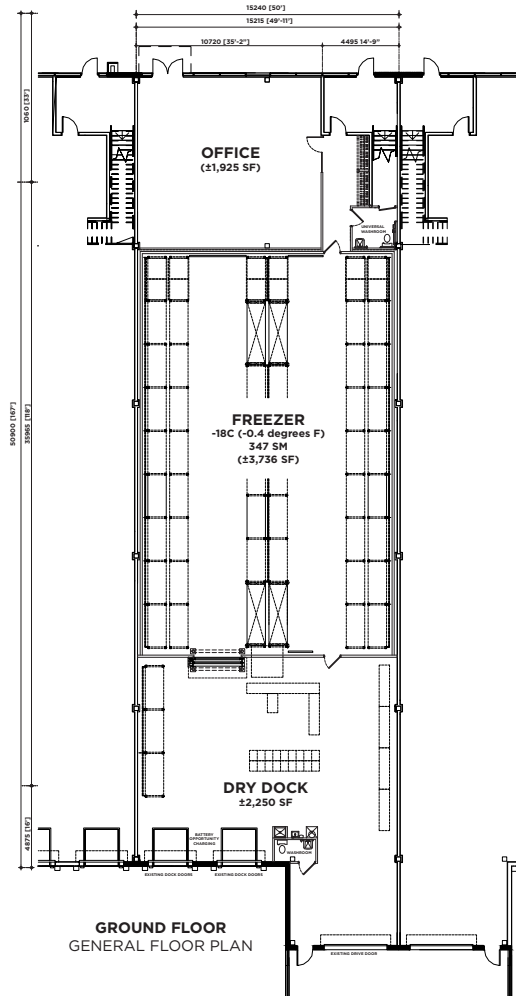


DOWNTOWN  
CALGARY

UNIT 107 | 11127 - 15TH STREET NE  
Calgary, AB



# // FLOORPLAN



DRIVE  
TIMES

EVOLVE  
AT DISTRICT

--- 2 MIN ---



QEI &  
STONEY TRAIL  
INTERSECTION

--- 6 MIN ---



YYC  
AIRPORT

--- 14 MIN ---



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CALGARY

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WAKEFIELD**

## CONTACT

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