

UNIT 107

11127 - 15TH
STREET NE

CALGARY, AB

For Sale
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 Q4 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
TOTAL AREA	±9,618 SF

DISTRICT

STONEY

ZONING

I-G (INDUSTRIAL - GENERAL)

AVAILABLE

Q4 2026

BUILT YEAR

2019

CEILING HEIGHT

26' CLEAR

POWER

200 AMPS

SPRINKLER

ESFR

SALE PRICE

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
- 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



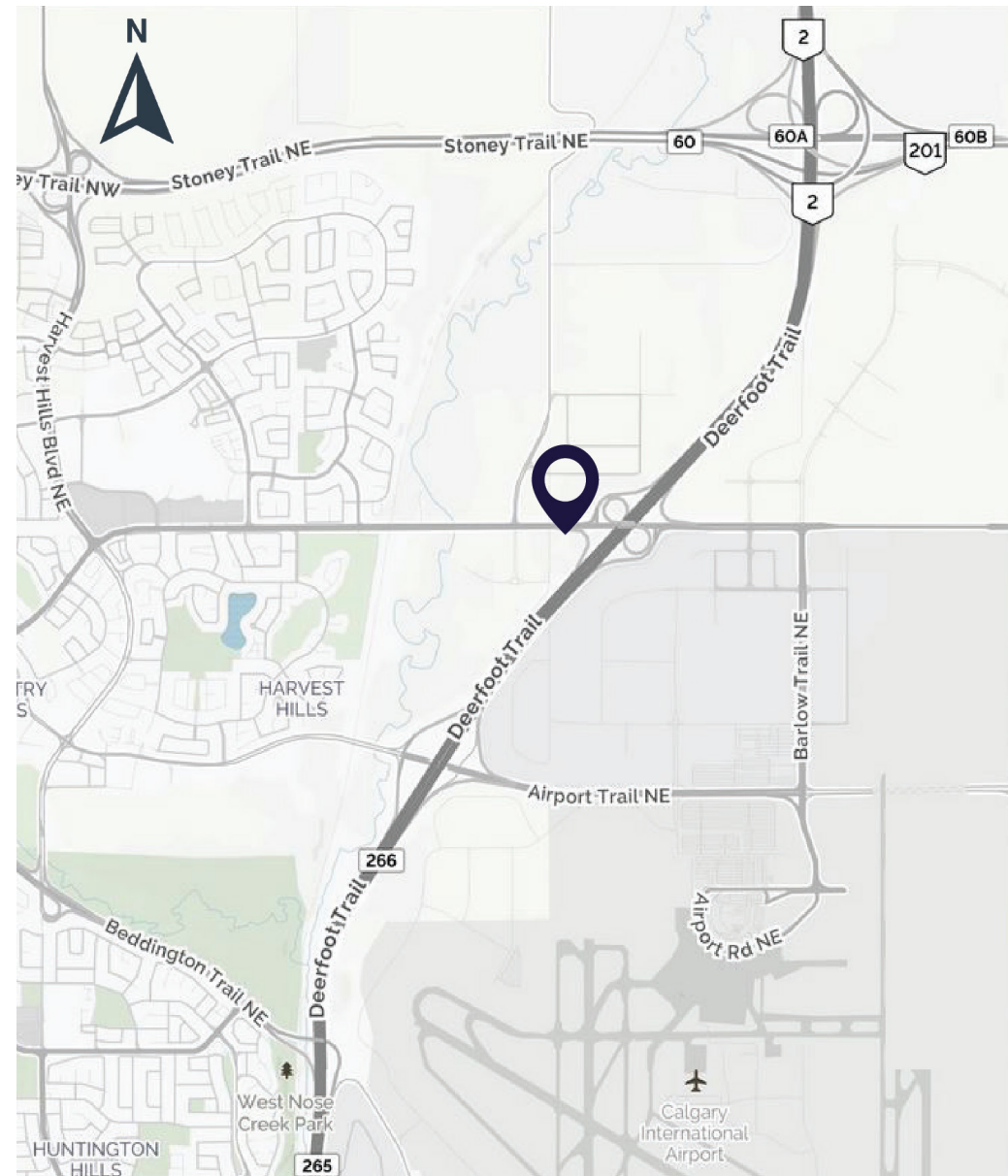
Architecturally controlled industrial park



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

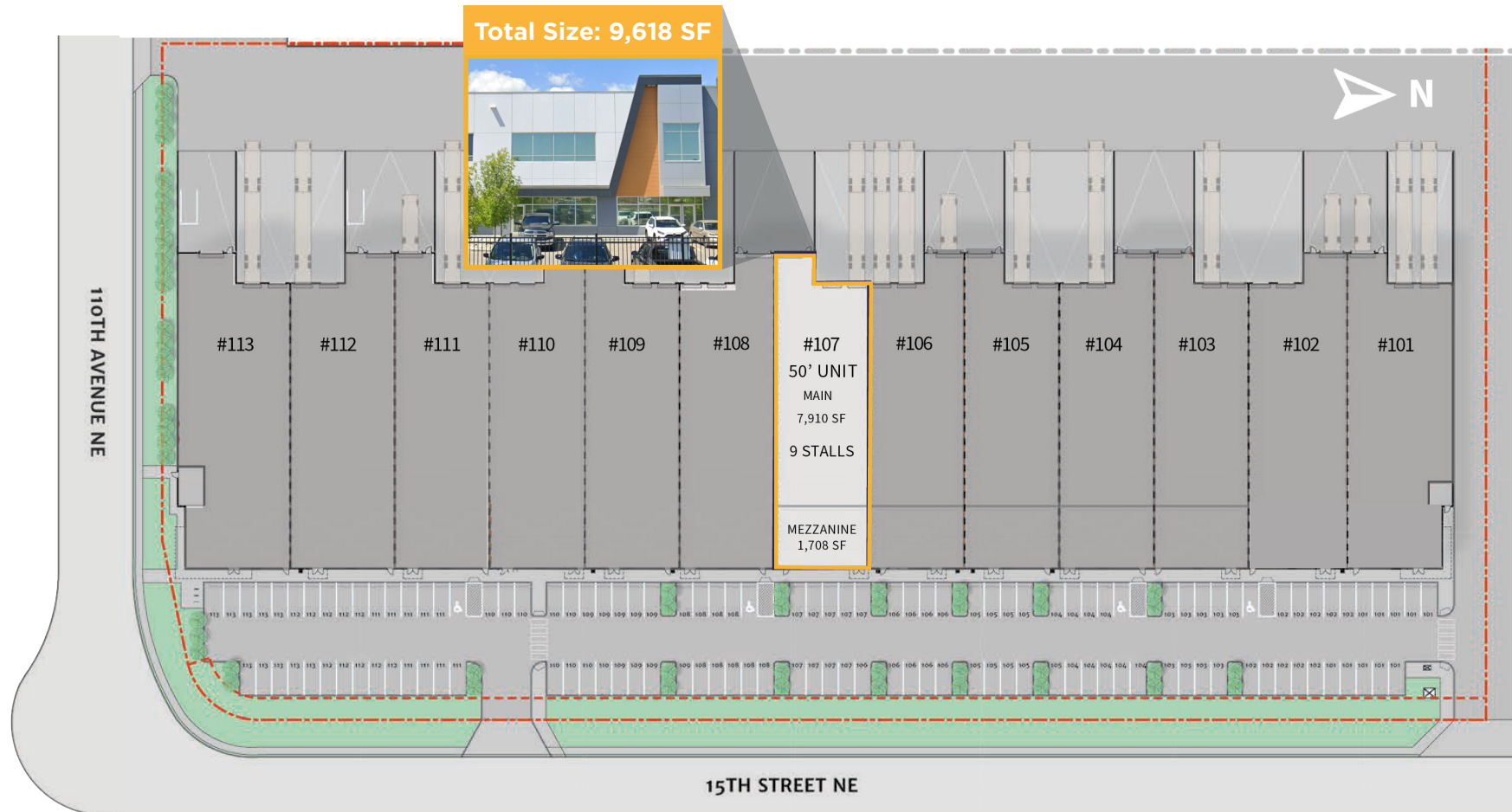


// LOCATION MAP



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

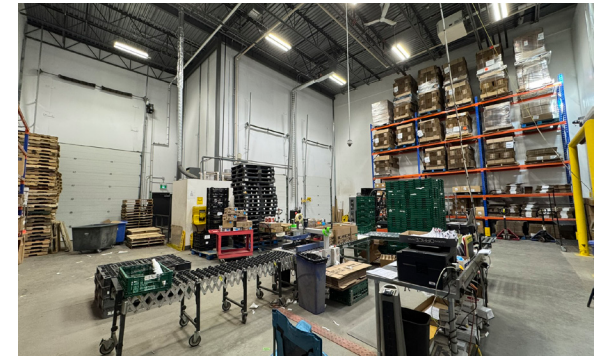
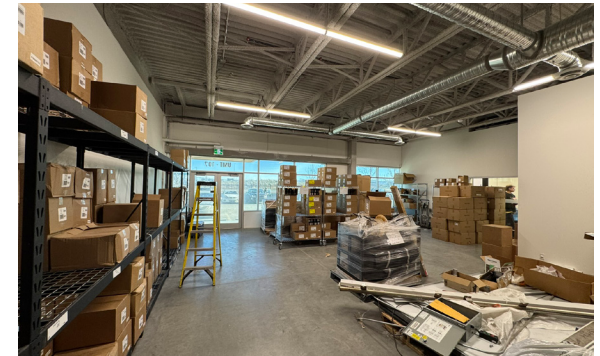
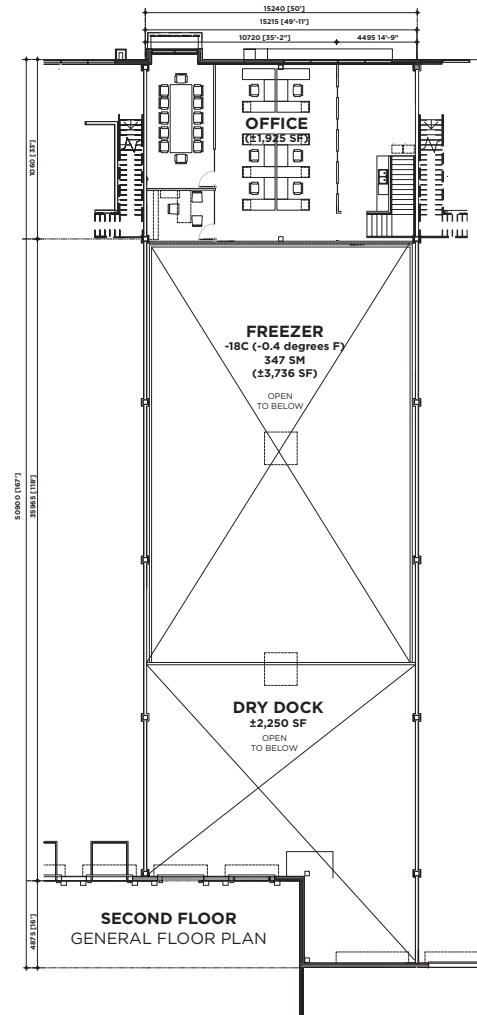
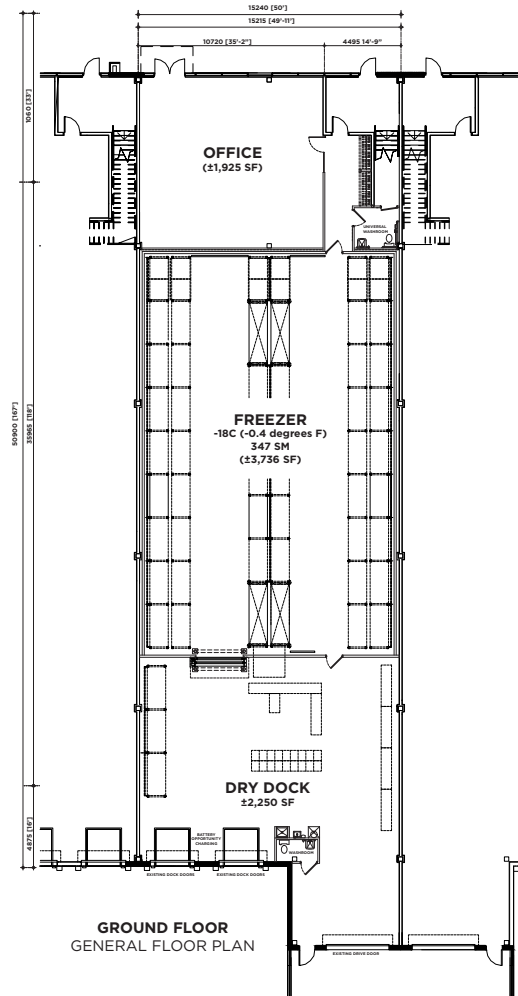
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DOWNTOWN
CALGARY

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Calgary, AB

// FLOORPLAN



DRIVE
TIMES

EVOLVE
AT DISTRICT

--- 2 MIN ---



QEII &
STONEY TRAIL
INTERSECTION

--- 6 MIN ---



YYC
AIRPORT

--- 14 MIN ---



DOWNTOWN
CALGARY

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