

FOR SUBLEASE

1839 120 AVENUE NE
CALGARY, AB



**TURNKEY WAREHOUSE/OFFICE SPACE
AVAILABLE IN STONEY INDUSTRIAL CENTRE**



**±26,517 SF
AVAILABLE**

PROPERTY SUMMARY

1839 120 Avenue NE

Property Features

Situated in the highly desirable Stoney Industrial Centre offering direct access to Deerfoot Trail with easy connections to Stoney Trail and Calgary International Airport

Prominent frontage offering excellent visibility.

Municipal Address:	1839 120 Avenue NE, Calgary, AB
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Zoning:	I-G (Industrial General)
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Office Space:	±1,690 SF
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Warehouse:	±24,827 SF
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Mezzanine:	±1,235 SF
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Total Space Available:	±26,517 SF
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Clear Height:	28'
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Loading:	5 Dock Doors
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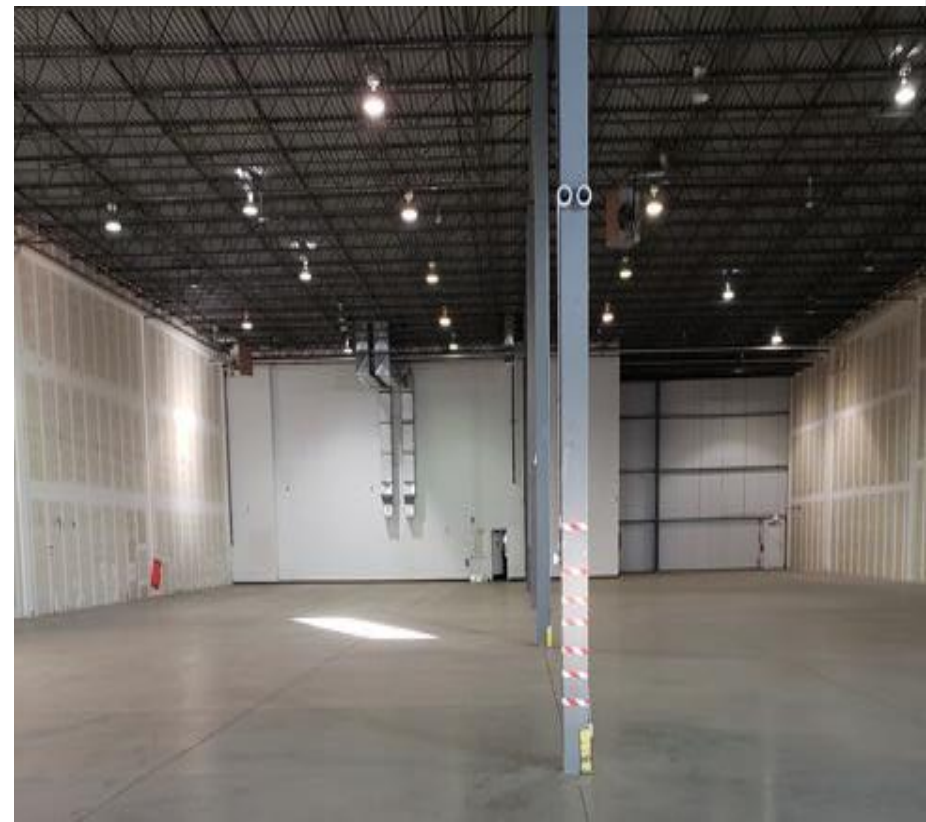
Power:	200 amps @ 600 volts (tbv)
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Sublease Rate:	Market
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Op. Cost (2025):	\$4.90/ sq. ft.
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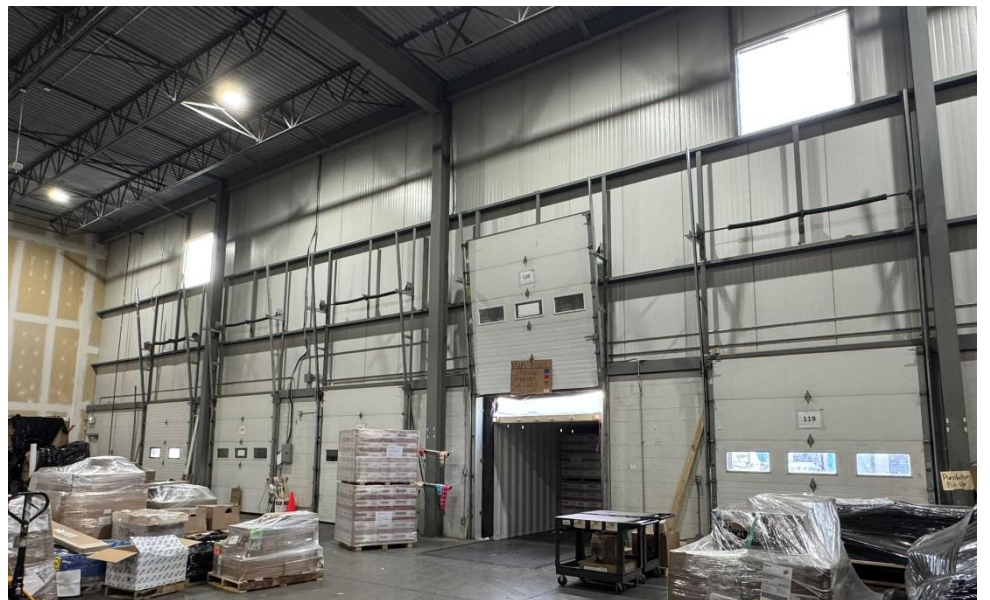
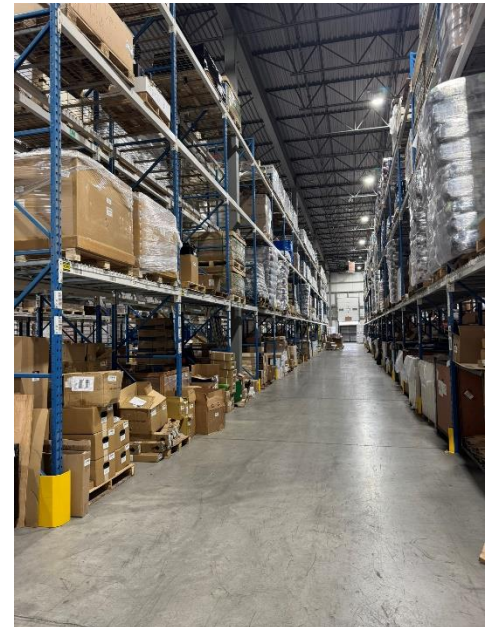
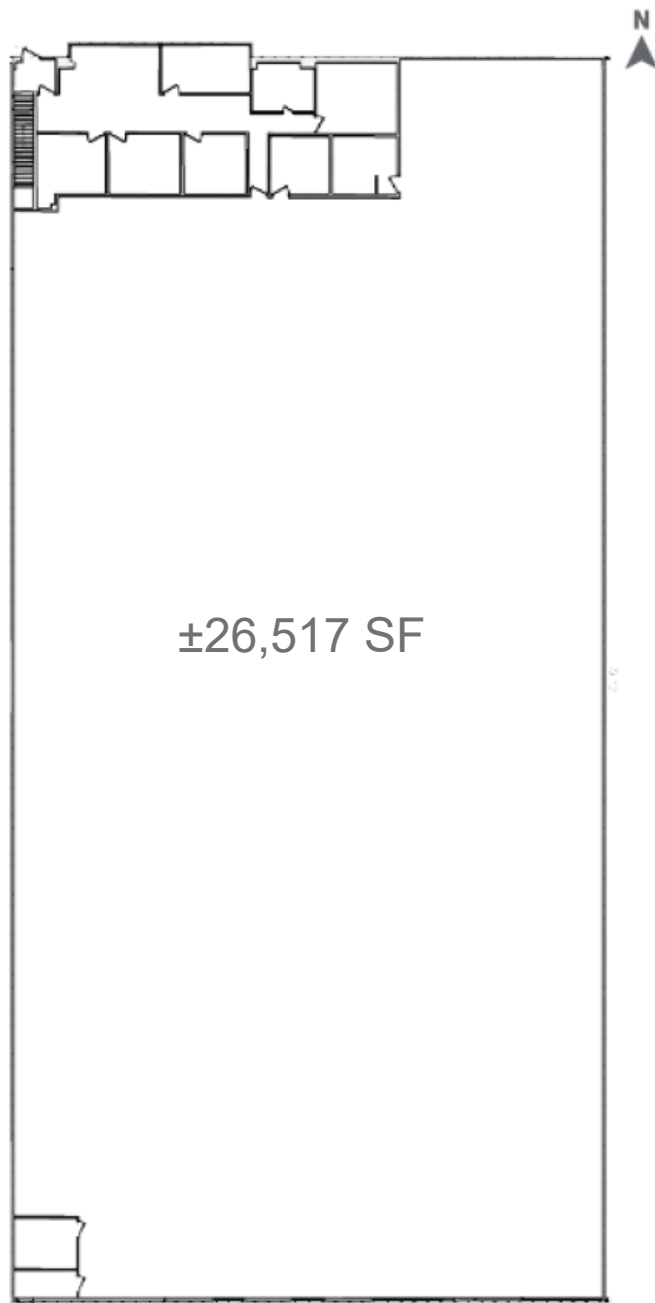
Availability:	Immediate
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Sublease Expiry:	October 30, 2026
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FLOORPLAN & PHOTOS

1839 120 Avenue NE



LOCATION

1839 120 Avenue NE

Major Roads and Destinations

1	Deerfoot Trail – Highway 2	3 mins	1.6 km
2	Stoney Trail NW	8 mins	7.1 km
3	Calgary International Airport	8 mins	5.3 km
4	Trans-Canada Highway	11 mins	12.6 km
5	Downtown Calgary	16 mins	17.6 km



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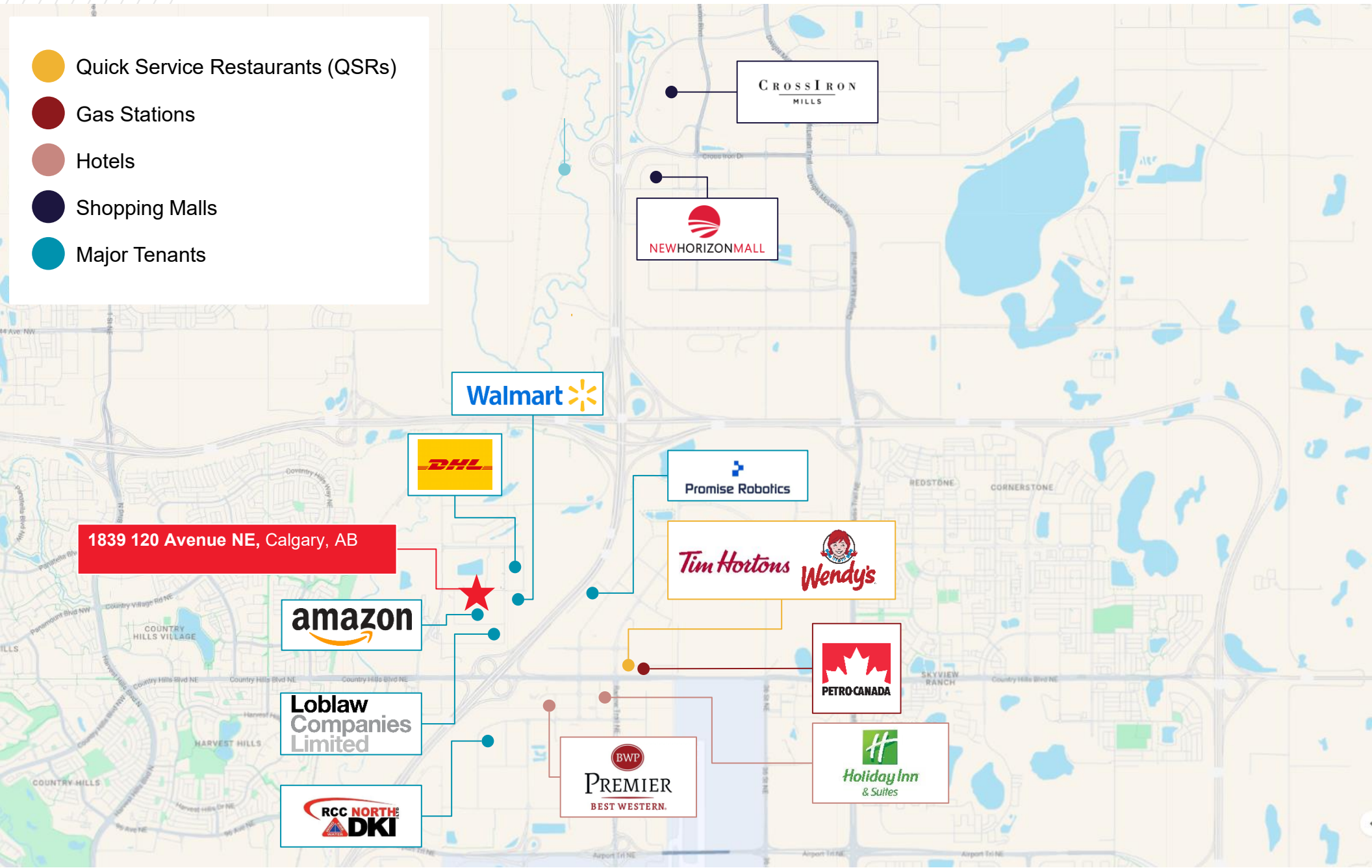


AMENITIES MAP

1839 120 Avenue NE



-  Quick Service Restaurants (QSRs)
-  Gas Stations
-  Hotels
-  Shopping Malls
-  Major Tenants





FOR MORE INFORMATION, CONTACT:

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