



SMALL BAY OFFICE/WAREHOUSE WITH BONUS MEZZANINE

FOR LEASE

2625 - 18 STREET NE, BAY 6

CALGARY, AB



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Property Details

District: South Airways
Zoning: I-G (Industrial General)
Ceiling Height: 18' clear
Power: 60A, 120/208V (TBV)

Comments

- Bonus mezzanine (free of charge)
- Many nearby amenities
- Ample street parking
- Good access onto 32nd Avenue, Barlow Trail, Deerfoot Trail and 16th Avenue NE
- Sink in warehouse

Lease Particulars

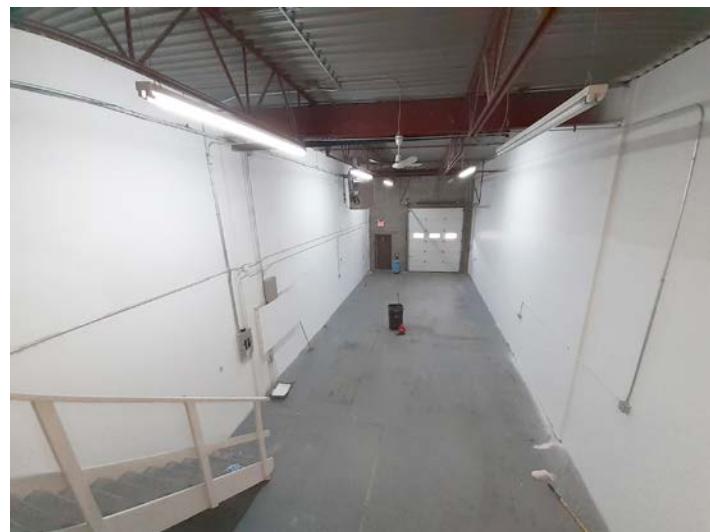
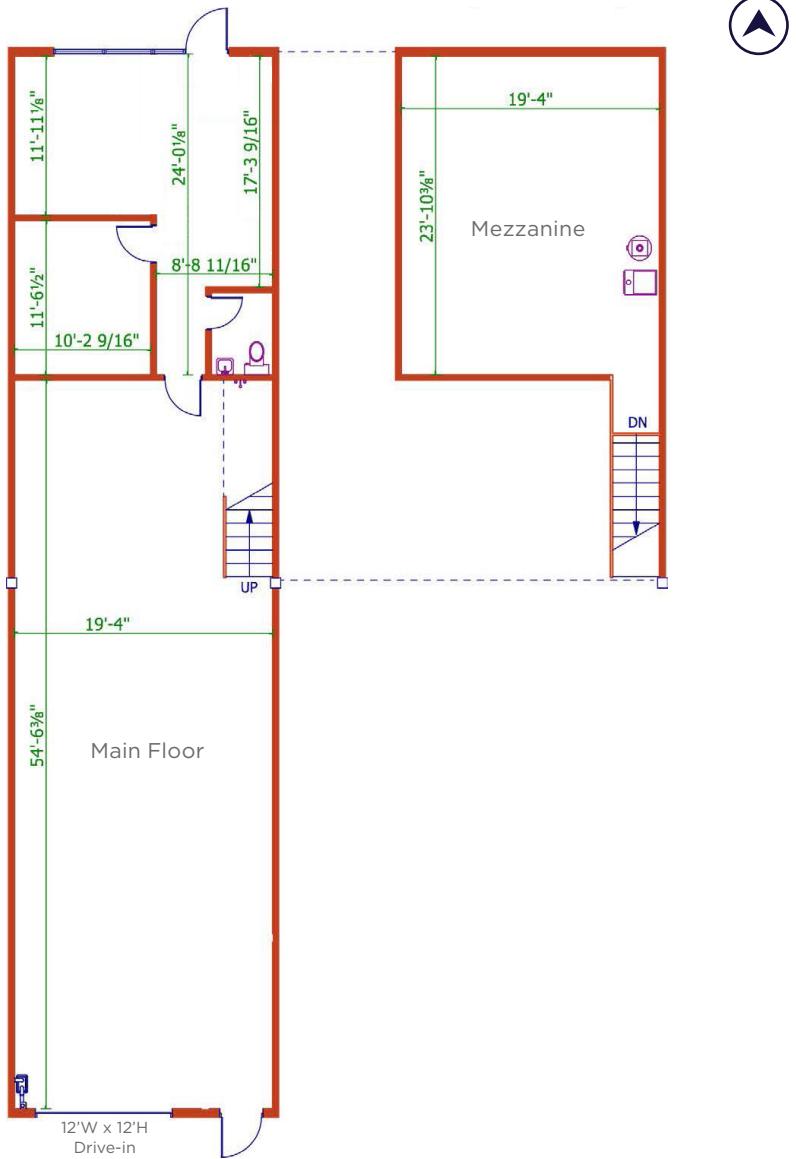
Available Area: ± 1,600 sf
Office Area: ± 500 sf
Warehouse Area: ± 1,100 sf
Mezzanine: ± 500 sf (free of charge)
Loading: 1 (12' x 12') drive-in door
Asking Rate: \$16.00 psf
Op. Costs (2026 est.): \$6.41 psf
(includes waste removal and water)
Available: May 1, 2026

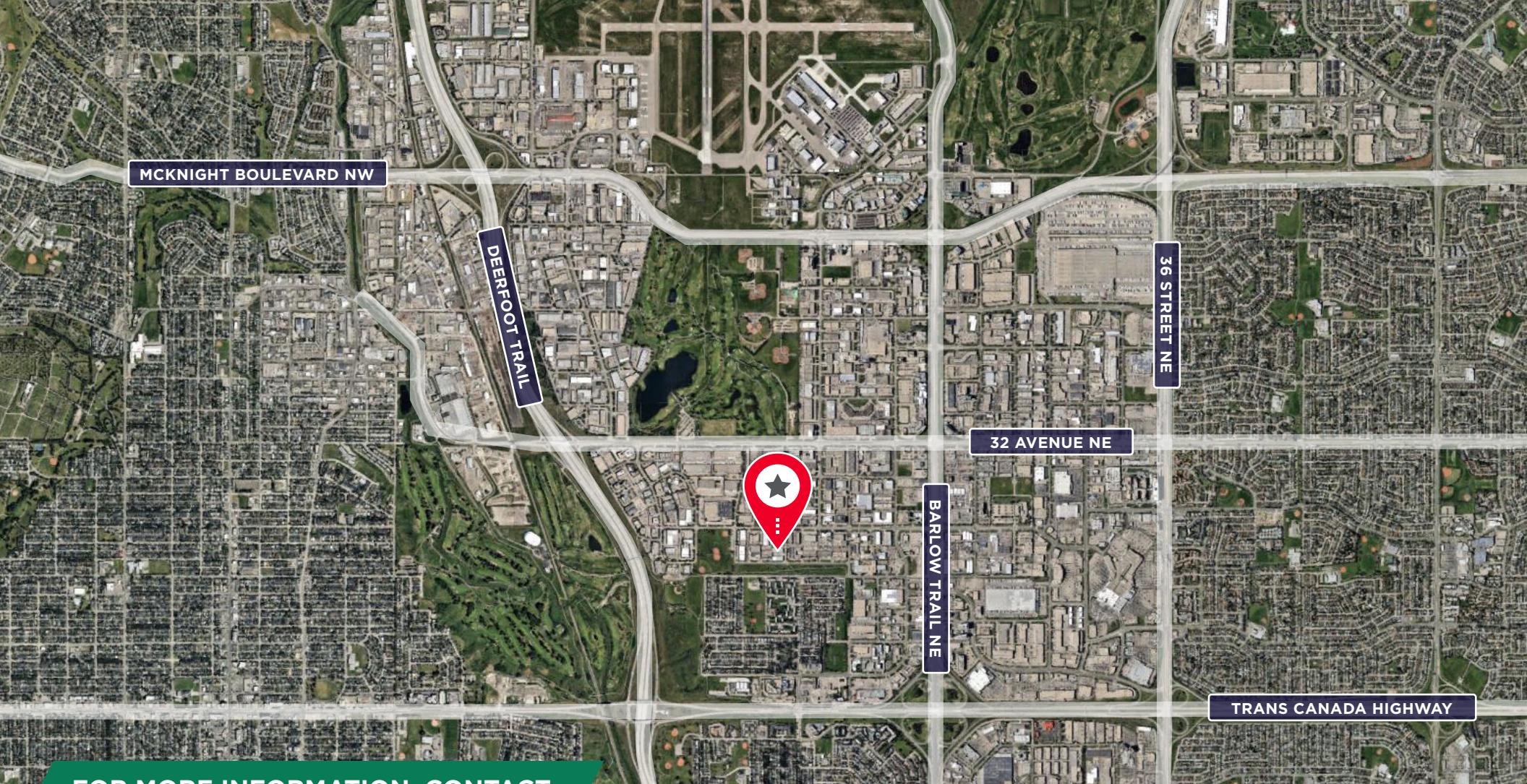


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Floor Plan





FOR MORE INFORMATION, CONTACT

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