



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

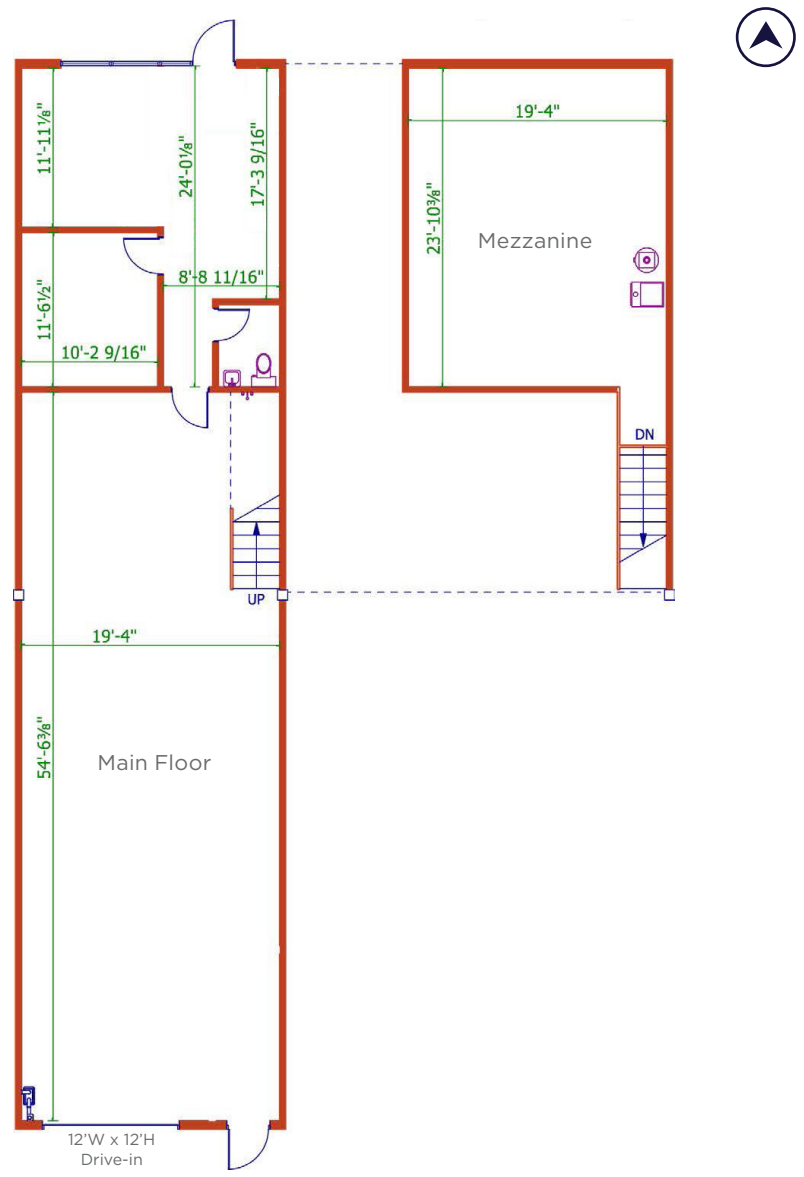
Lease Particulars

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



*Not to scale, not exactly as shown.



MCKNIGHT BOULEVARD NW

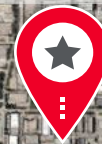
DEERFOOT TRAIL

36 STREET NE

32 AVENUE NE

BARLOW TRAIL NE

TRANS CANADA HIGHWAY



FOR MORE INFORMATION, CONTACT

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