



SMALL BAY OFFICE/WAREHOUSE WITH BONUS MEZZANINE

FOR LEASE

2625 - 18 STREET NE, BAY 4

CALGARY, AB



2625 - 18 STREET NE, BAY 4

CALGARY, AB

Property Details

District: South Airways
Zoning: I-G (Industrial General)
Ceiling Height: 18' clear
Power: 70A, 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

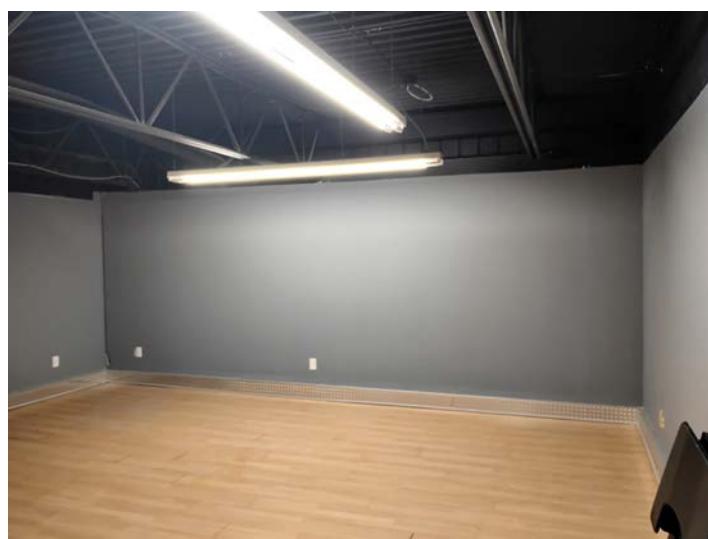
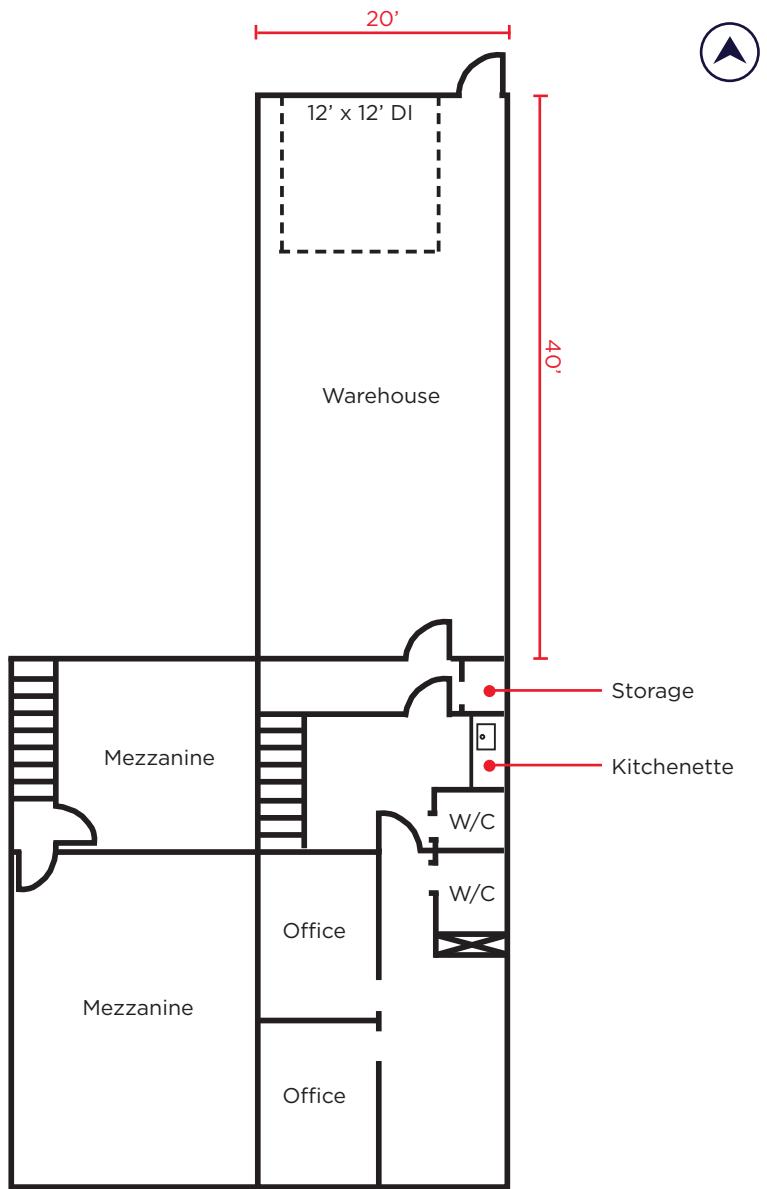
Available Area: ± 1,600 sf
Office Area: ± 800 sf
Warehouse Area: ± 800 sf
Mezzanine: ± 800 sf (free of charge)
Loading: 1 (12' x 12') drive-in door
Asking Rate: \$16.00 psf
Op. Costs (2026 est.): \$6.41 psf
(includes waste removal and water)
Available: April 1, 2026

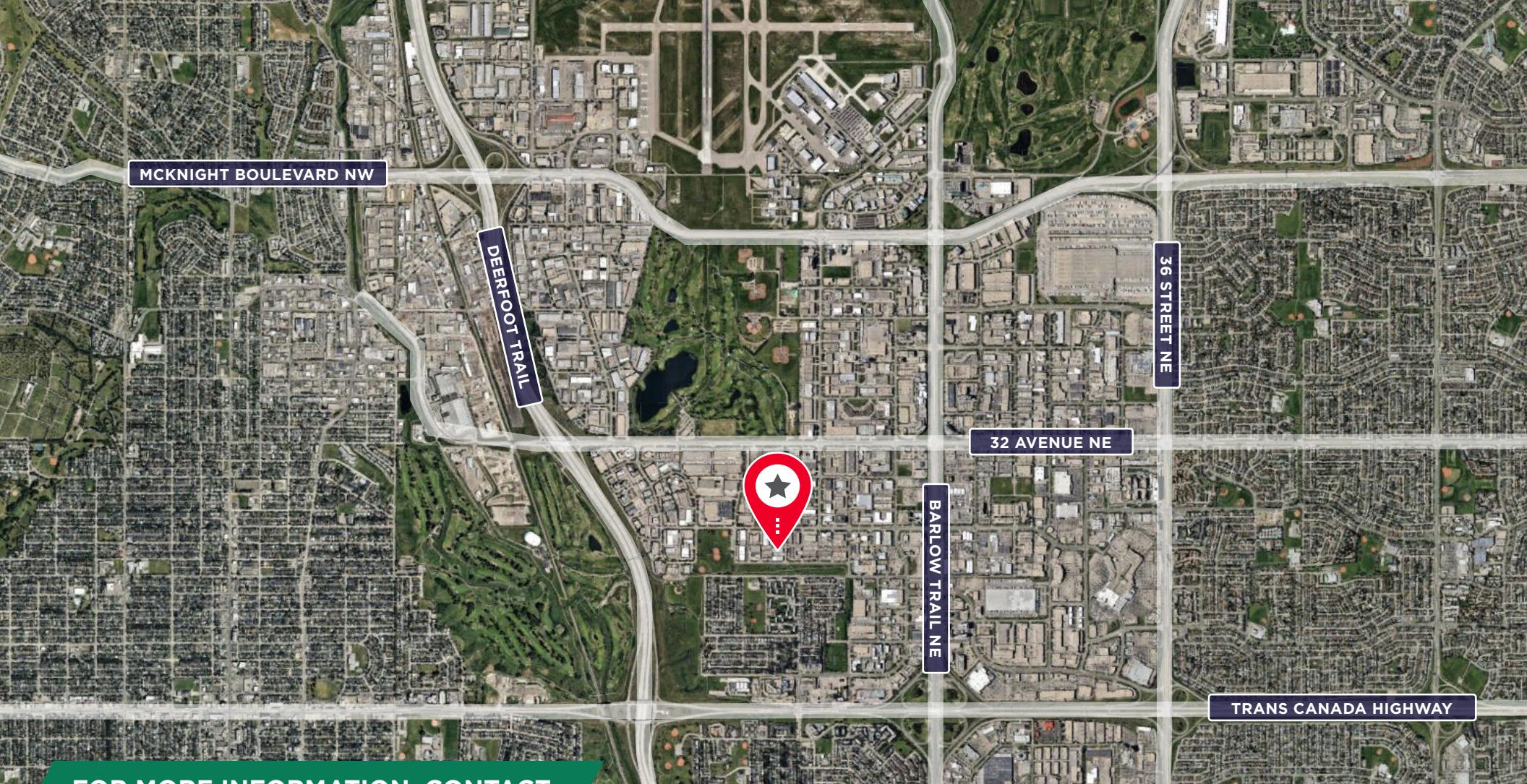


2625 - 18 STREET NE, BAY 4

CALGARY, AB

Floor Plan





FOR MORE INFORMATION, CONTACT

SEAN FERGUSON
Associate Vice President
Industrial Sales & Leasing
+1 403 615 1893
sean.ferguson@cushwake.com

ALAN FARLEY
Associate Vice President
Industrial Sales & Leasing
+1 403 797 5024
alan.farley@cushwake.com

Cushman & Wakefield ULC
Bow Valley Square IV
250 - 6th Ave SW, Suite 2400
Calgary, AB T2P 3H7
cushmanwakefield.com

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

