



SMALL BAY OFFICE/WAREHOUSE WITH BONUS MEZZANINE

FOR LEASE

2625 – 18 STREET NE, BAY 4

CALGARY, AB



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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

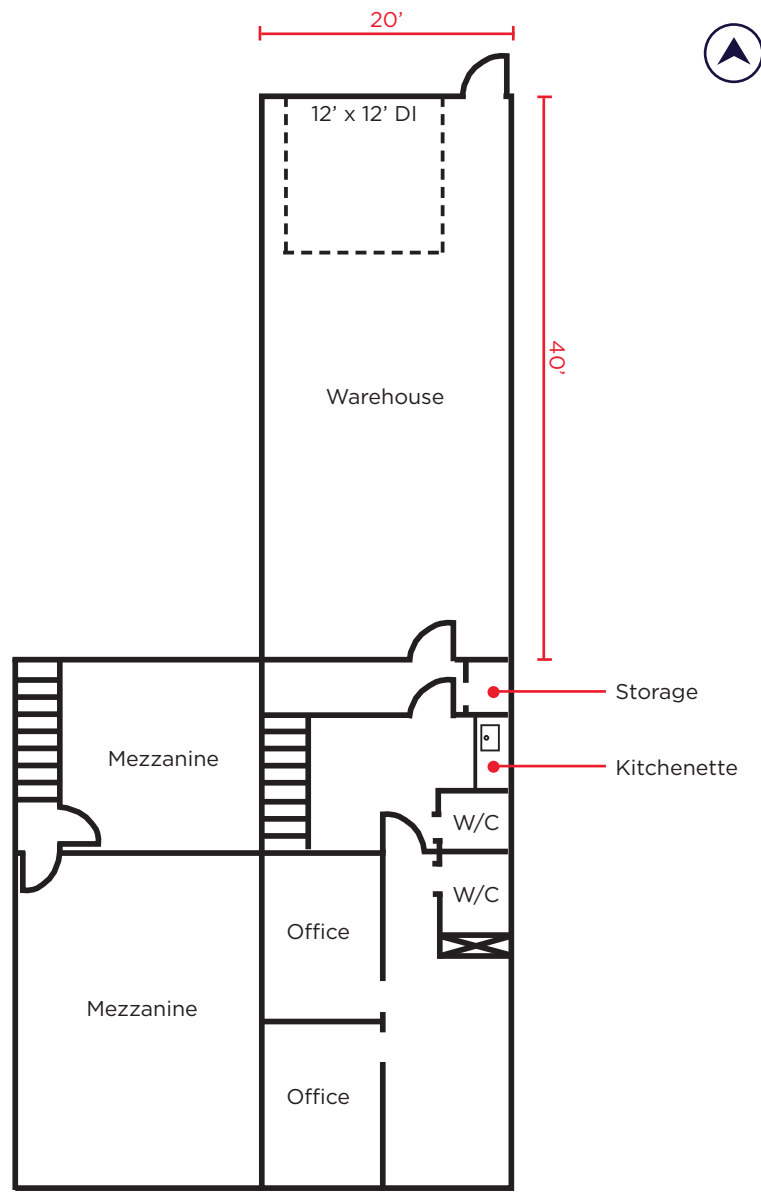
Available Area: ± 1,600 sf
Office Area: ± 800 sf
Warehouse Area: ± 800 sf
Mezzanine: ± 800 sf (free of charge)
Loading: 1 (12' x 12') drive-in door
Asking Rate: \$16.00 psf
Op. Costs (2026 est.): \$6.41 psf (includes waste removal and water)
Available: April 1, 2026



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Floor Plan



*Not to scale, not exactly as shown.



MCKNIGHT BOULEVARD NW

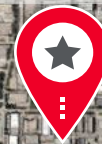
DEERFOOT TRAIL

36 STREET NE

32 AVENUE NE

BARLOW TRAIL NE

TRANS CANADA HIGHWAY



FOR MORE INFORMATION, CONTACT

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

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