FOR SUBLEASE



BELOW MARKET SUBLEASE RATES

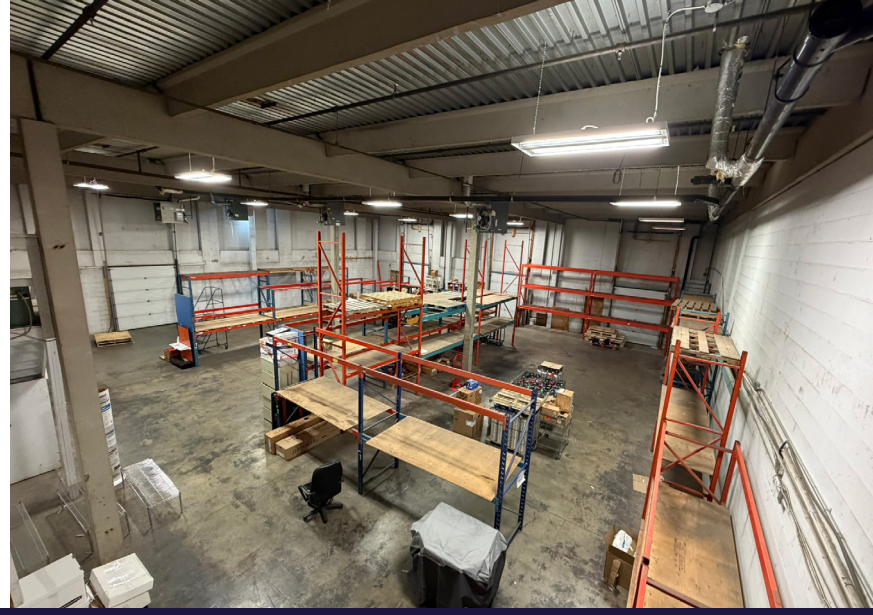
3419 12TH STREET NE, BAY 12

CALGARY, AB

CUSHMAN & WAKEFIELD

PROPERTY HIGHLIGHTS

- Potential for Headlease Wrap
- Storage Mezzanine Available
- Large marshalling and loading area
- 53’ trailer loading available
- Situated within the established McCall industrial area, providing convenient access to Calgary’s major transportation corridors
- Corner unit with frontage onto 32nd Avenue NE a major thoroughfare

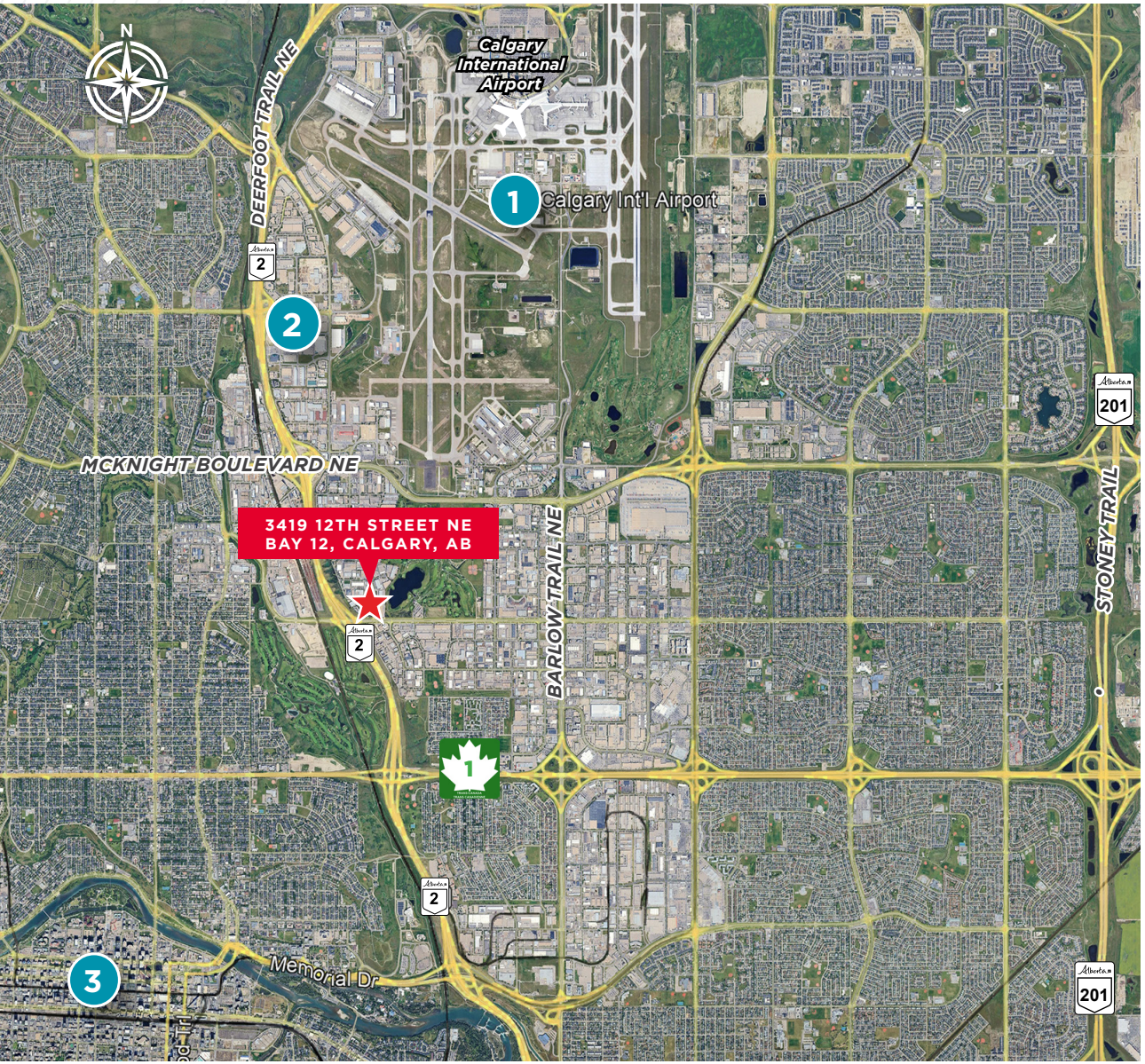


PROPERTY FEATURES

AVAILABLE AREA	6,912 SF
SUBLEASE RATE	Below Market
ADDITIONAL: ESTIMATED RENT	$7.68 PSF per annum (estimated 2026)
SUBLEASE EXPIRY	March 31, 2028
CLEAR HEIGHT	±21’
HEATING	Warehouse - Gas fired unit heaters Office - Furnace
LOADING	One (1) 8’w x 10’h drive in door Three (3) 8w’ x 10’h docks
PARKING	Common stalls for the building
SPRINKLERS	Sprinklered building, spec TBV
POWER	250 AMP (TBV)
LIGHTING	T5 Lighting
ZONING	IG General Industrial
YEAR BUILT	1976
AVAILABLE	Immediately

LOCATION MAP

3419 12TH STREET NE, BAY 12, CALGARY, AB



AREA AMENITIES

Shell Gas Station	McCall Lake Golf Course
Tim Hortons	Popeyes
Taco Bell	McDonald's
Starbucks	Royal Bank

DRIVE TIMES/KM

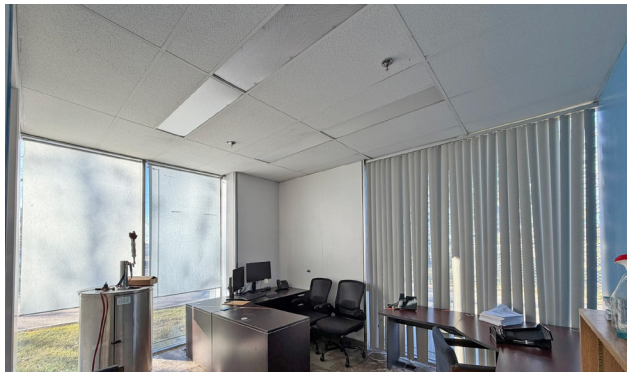
To/From 3419 12th Street NE, Bay 12 Calgary, AB

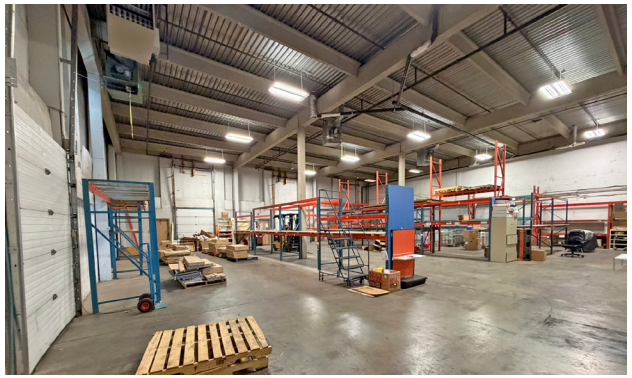
1	Calgary International Airport	10 MINS
2	Deerfoot City Mall	6 MINS
3	Downtown	13 MINS
★	SITE	

PHOTOS

3419 12TH STREET NE, BAY 12, CALGARY, AB










FOR MORE INFORMATION, CONTACT:

DAVID REICH, BBA
Senior Vice President
Industrial Sales & Leasing
D: +1 403 261 1128
M: +1 403 923 9911
david.reich@cushwake.com

KEVIN TANG, B. COMM
Vice President
Industrial Sales & Leasing
D: +1 403 261 1142
M: +1 403 617 5396
kevin.L.tang@cushwake.com

Cushman & Wakefield
250 6 Avenue SW
Suite 2400
Calgary, AB T2P 3H7
+1 403 261 1111
cushmanwakefield.ca

©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. PD-255759-V2

CUSHMAN & WAKEFIELD