

2,640 sf

Unit 2



WAREHOUSE+OFFICE IN SOUTH AIRWAYS FOR LEASE

2016 25th Avenue NE
Calgary



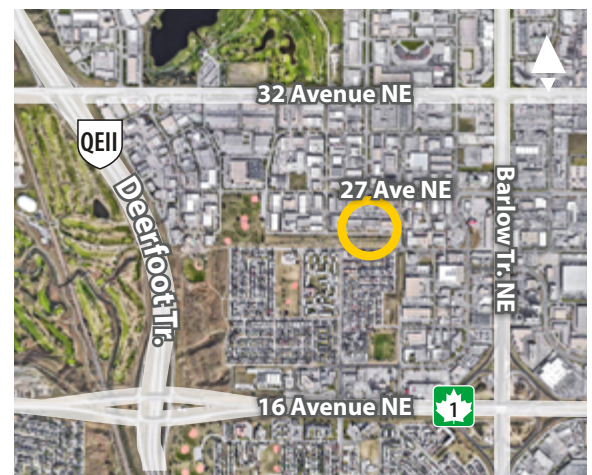
1 (12'x14')
drive-in



150A,
120/208V



20'
Ceiling
height



FOR MORE
INFORMATION OR
TO VIEW, PLEASE
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#not in my city

403-290-0178 • 200, 407 8 AVENUE SW, CALGARY, AB T2P 1E5
WWW.BARCLAYSTREET.COM



PROPERTY FEATURES



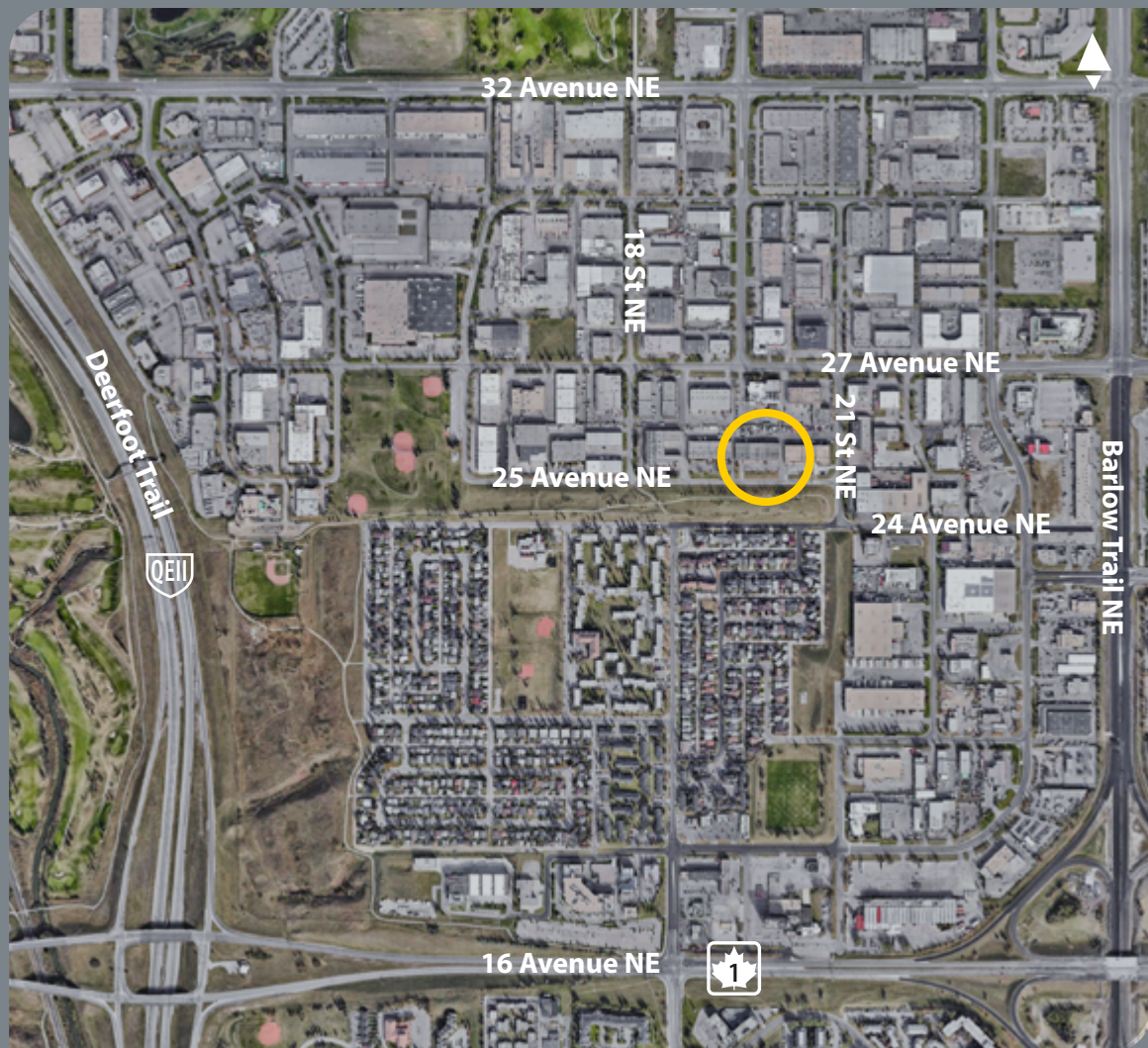
Quick access to Barlow Trail, 32 Ave and 16 Ave NE.



Fully fenced and secure yard



Double-row and abundant street parking



PROPERTY INFORMATION

ADDRESS: 2016 25th Avenue NE, Calgary

DISTRICT: South Airways Industrial Park

ZONING: I-G (Industrial General)

AVAILABLE FOR LEASE:

2,640 sq. ft. – Unit 2

Plus bonus mezzanine (storage)

CEILING HEIGHT: 20' (TBV)

LOADING: 1 (12'w x 14'h) drive-in

POWER: 150A, 120/208V, 3 phase (TBV)

HEATING/HVAC:

- » HVAC – office
- » Overhead gas-fired heater unit – warehouse.

PARKING:

- » 4 designated front stalls (TBV)
- » Ample street parking

LEASE INFORMATION

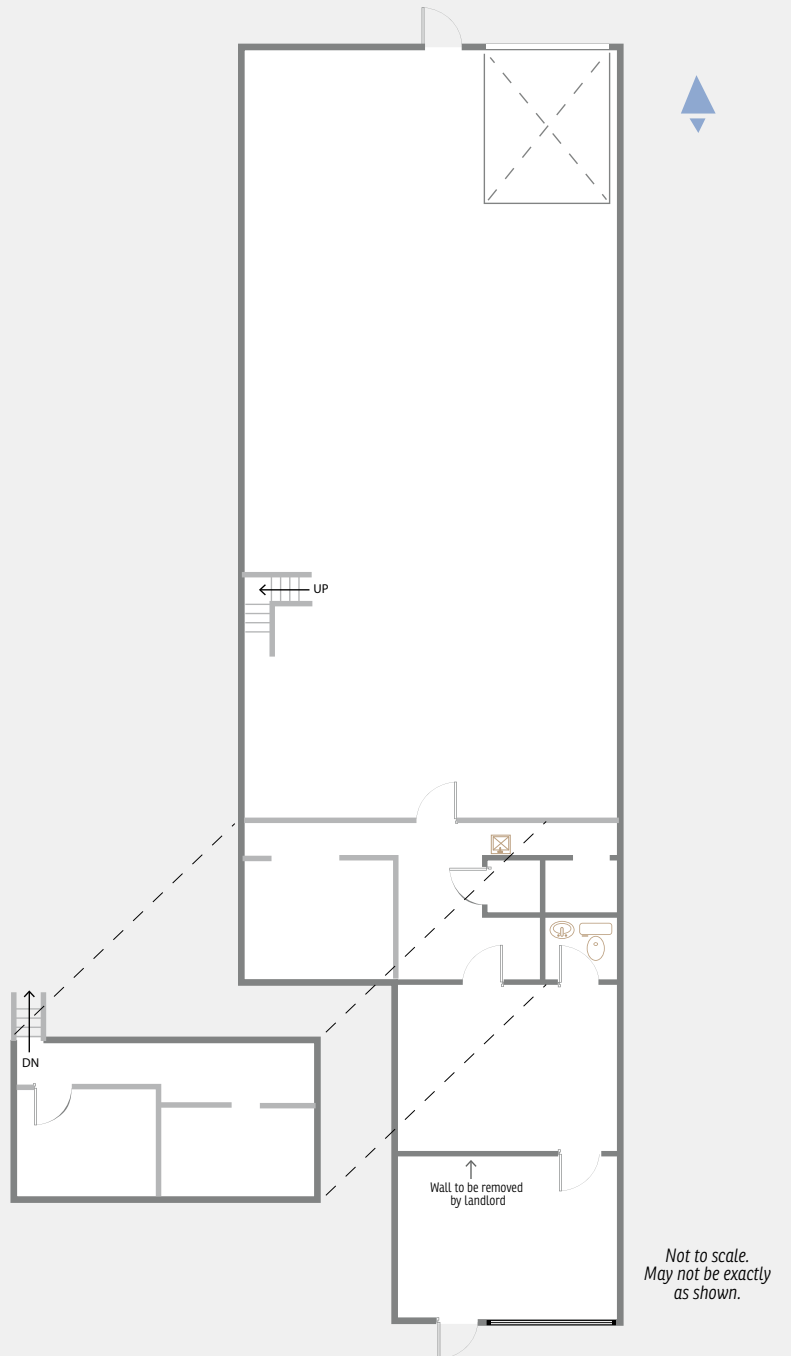
AVAILABILITY: October 1, 2026

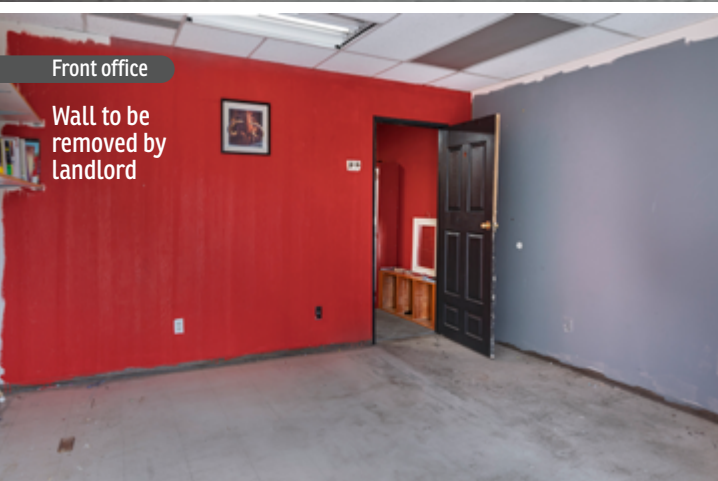
OP. COSTS AND TAXES:

\$5.84 per sq. ft. (est.)

LEASE RATE:

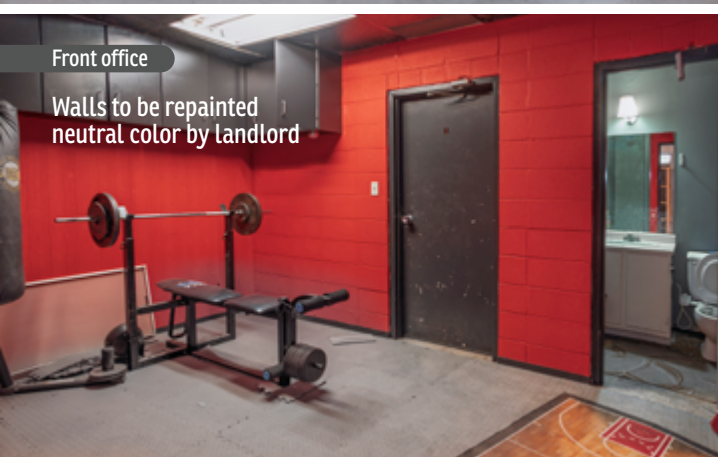
\$13.95 per sq. ft. (year 1), escalating by \$0.25 per sq. ft. per year thereafter





Front office

Wall to be removed by landlord



Front office

Walls to be repainted neutral color by landlord



Mezzanine

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