FOR LEASE

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

3420 - 12th Street NE, Unit 108, Calgary, AB

4,000 sq. ft. I-C Zoned Unit



Oversized Loading Door

53' Trailer Access

High Traffic Area

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PROPERTY DETAILS

AVAILABLE AREA:

Showroom & Office:	+/- 1,260 sq. ft.
Warehouse:	+/- 2,740 sq. ft.
Total:	+/- 4,000 sq. ft.

LEASE RATE:
$15.00 per sq. ft. per annum
*with escalations

ADDITIONAL RENT:
$6.59 (est. for 2026)

AVAILABLE:
Immediate

DISTRICT:
McCall Industrial

ZONING:
I-C (Industrial Commercial)

CEILING HEIGHT:
20′ clear

ELECTRICAL:
225 amp, 120/208 volt (TBV)

LOADING:
1 -16′ x 14′ Drive-in door

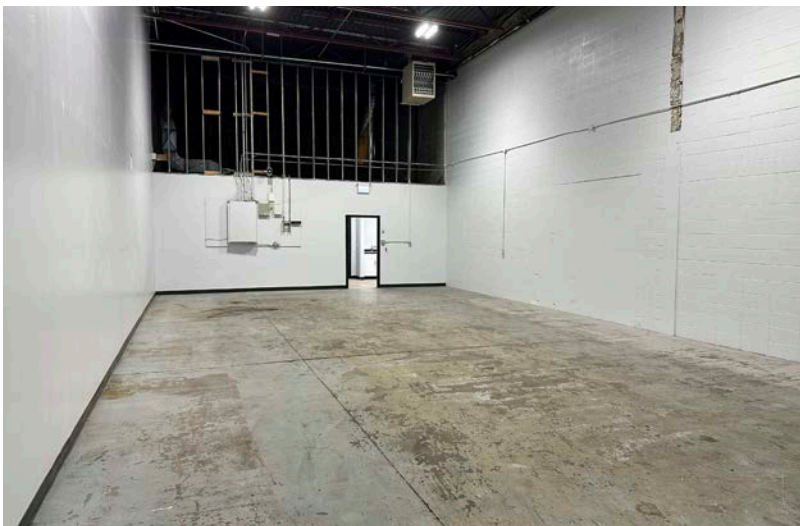
COMMENTS:

- Marshalling area will accommodate 53′ trailer
- Recently renovated office and white washed warehouse
- LED Lighting
- Direct access to 32 Avenue N.E.
- Prominent exposure to 32 Avenue N.E. and 12 Street N.E.
- Close proximity to Deerfoot Trail and Barlow Trail
- **Please note**: This property is not available for use as a place of worship or for auto repair

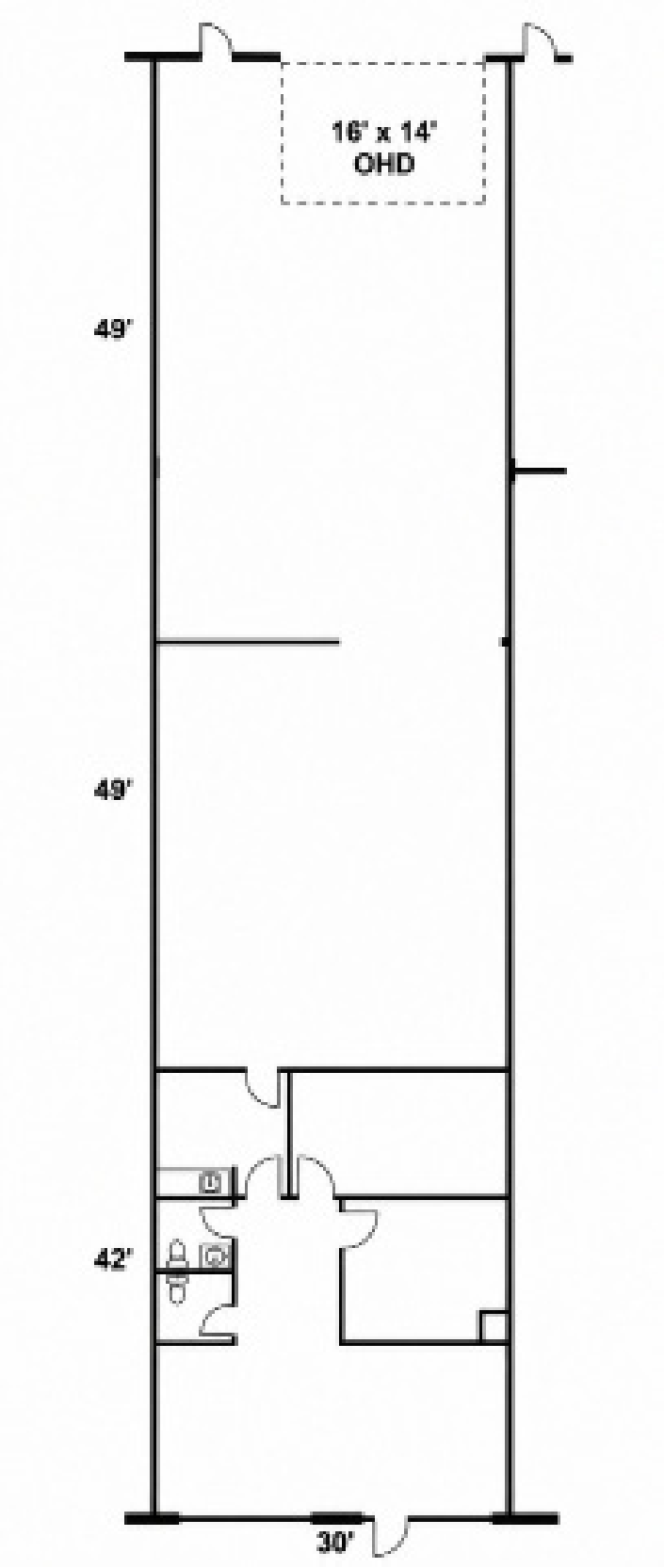




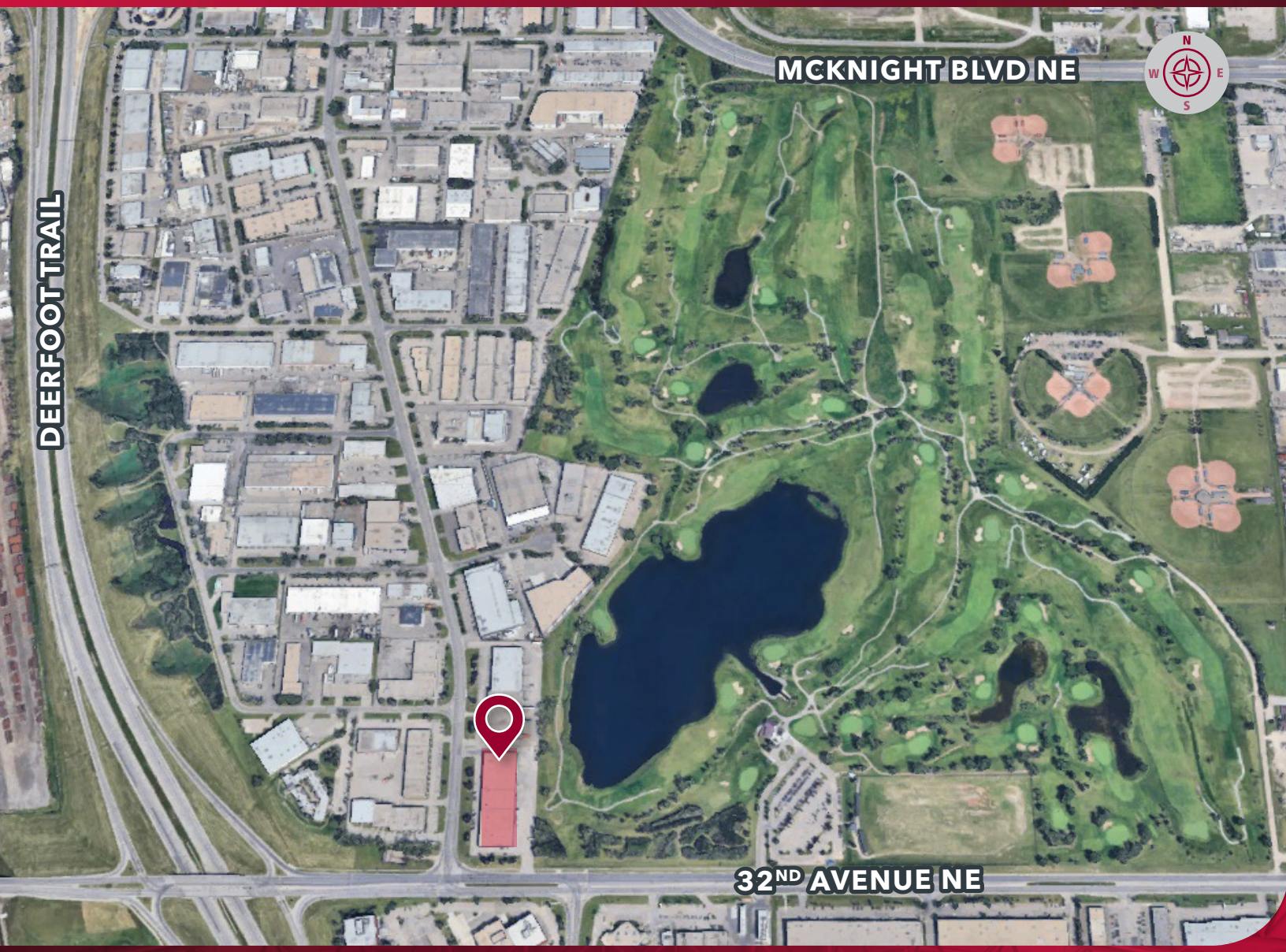




FLOOR PLAN



LOCATION



CONTACT US

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