FOR LEASE

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

90 Freeport Boulevard NE, Unit 107, Calgary, AB

4,000 sq. ft. bay



Drive-in Loading

Close Proximity to Airport

High Quality Office

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PROPERTY DETAILS

AVAILABLE AREA:

Office:	+/- 1,600 sq. ft.
Warehouse:	+/- 2,400 sq. ft.
Total:	+/- 4,000 sq. ft.

LEASE RATE:
$15.00 per sq. ft. per annum

OPERATING COSTS:
$8.10 per sq. ft. (for 2026)

AVAILABLE:
Negotiable

DISTRICT:
Freeport

ZONING:
I-G (Industrial General)

CEILING HEIGHT:
22' clear

ELECTRICAL:
225 amp, 240 volt, 3 phase

LOADING:
1 - 12' x 14' drive-in door

PARKING:
4 stalls at rear of space

SUMP:
Yes

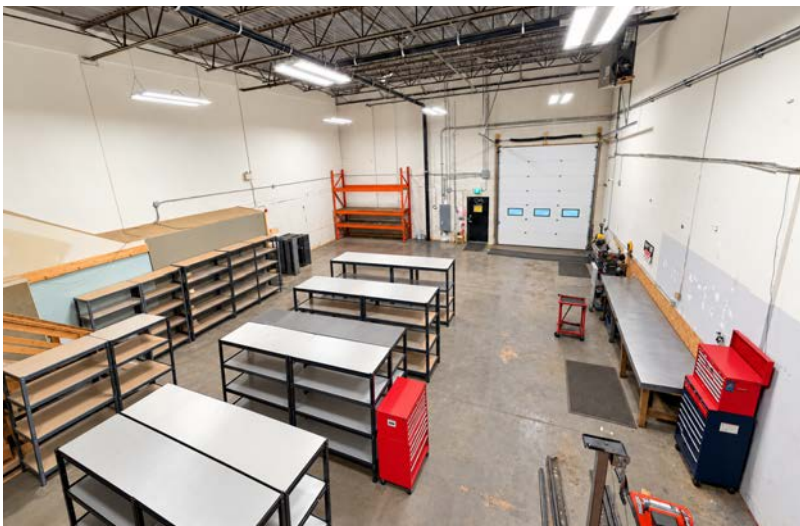
COMMENTS:

- Building is sprinklered
- Sink in shop area
- Gas fired unit heater
- Two compartment sump
- 5 private offices
- Reception area









FLOOR PLAN


39.5′
22.5′
47.6′
WAREHOUSE
4′
34.5′
MEZZANINE
ABOVE
OPEN TO
WAREHOUSE
BELOW
MEZZANINE PLAN

LOCATION



CONTACT US

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