

# Palliser

Realty & Management Corp.



## FOR LEASE

9,090 sq. ft.

*Horizon*

Bay 10 & 11, 2712 - 37th Avenue NE  
Office/Industrial/Warehouse

**Jeff Buziak**

403-807-2183

jeff@palliserrealty.com

**Palliser Realty & Management**

2005 - 10th Avenue SW

Calgary AB T3C0K4

www.palliserrealty.com

# Property Details



*Horizon*

**Bay 10 & 11, 2712 - 37th Avenue NE**

DISTRICT:	Horizon
LEGAL DESCRIPTION:	Lots 6-8 Block 7 Plan 8490 AP
ZONING:	I-G
BAY SIZE:	9,090 sq. ft.
WAREHOUSE:	6,090 sq. ft.
OFFICE:	3,000 sq. ft.
ELECTRICAL:	Main: 200 amps 347/600 volts
MECHANICAL:	Roof Top Unit; Unit Heater; Boiler
LOADING:	DI 12' x 12' (2)
CEILING HEIGHT:	20' Clear
LEASE RATE:	\$11.00 per sq. ft. net
PROPERTY TAX:	\$3.09 per sq. ft. (2025 Budget)
OPERATING COST:	\$4.89 per sq. ft. (2025 Budget)
AVAILABLE:	Immediate

## FEATURES

- Great NE location on Barlow/McKnight with good front presence & signage.
- Ample parking and large rear yard loading.
- Transit: Bus route #54
- Skylights (2)



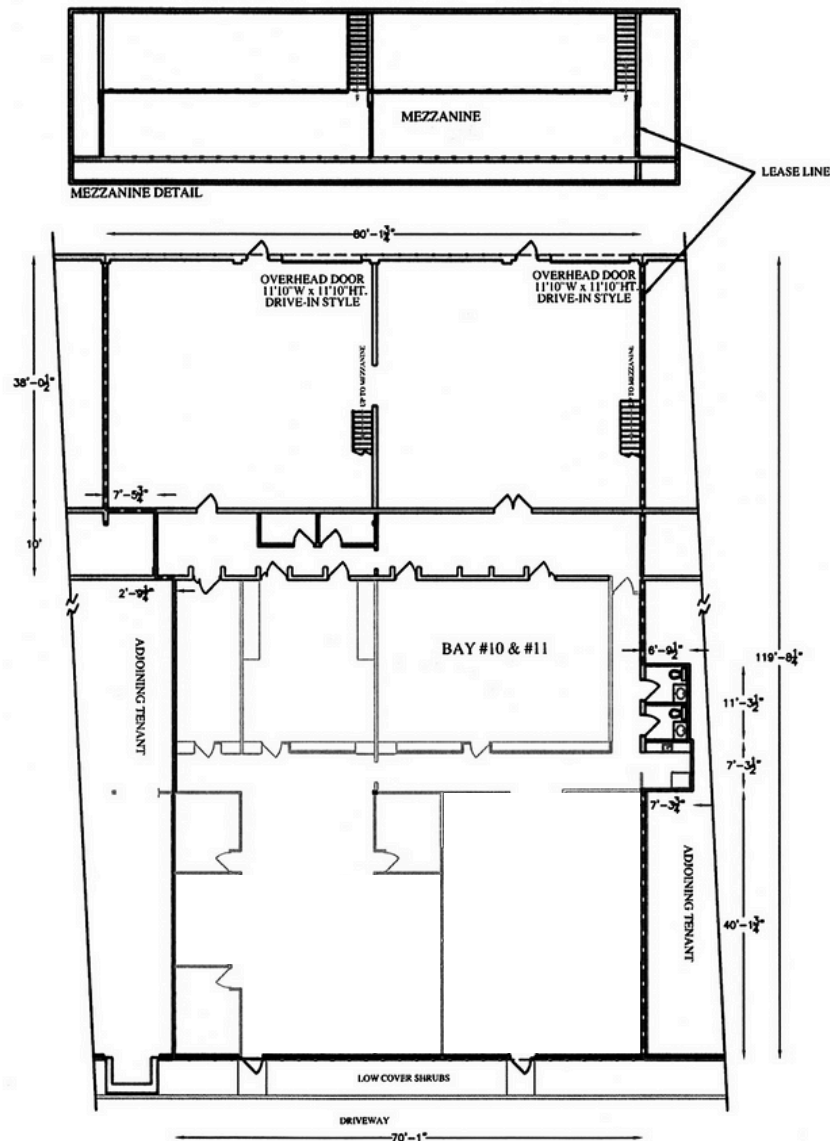
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# Floor Plan

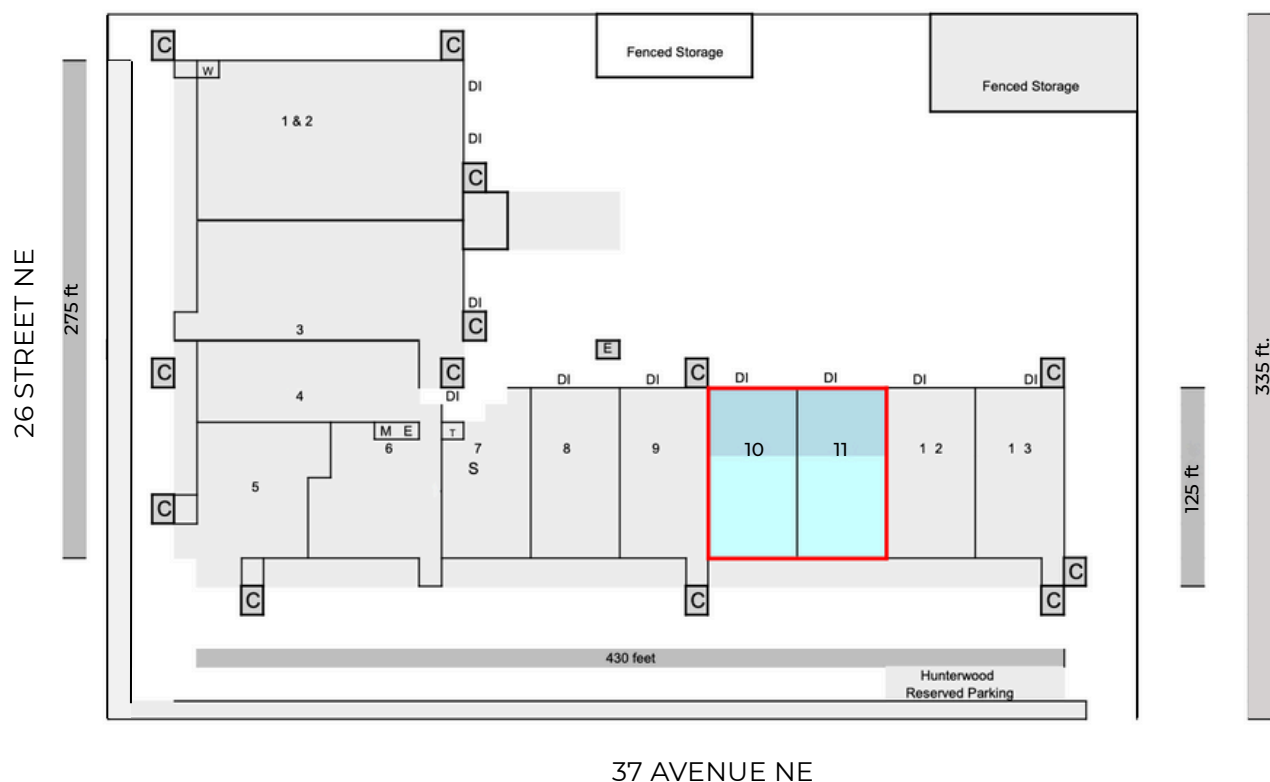
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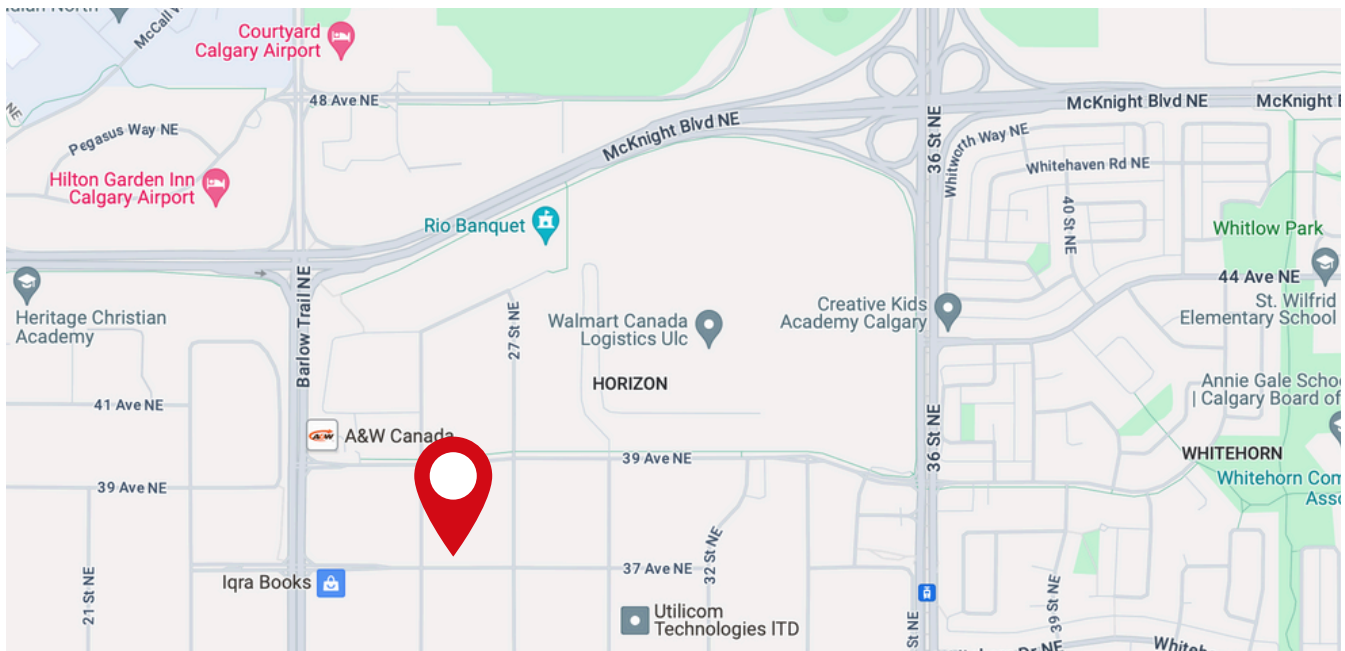
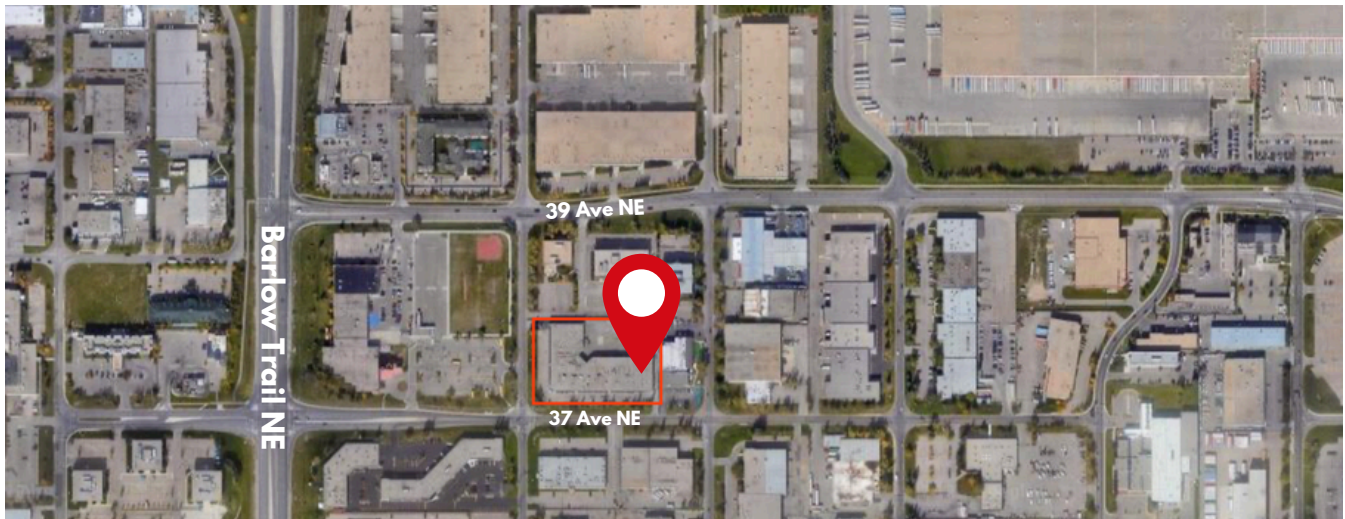


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