

# Palliser

Realty & Management Corp.



## FOR LEASE

13,049 sq. ft.

*Horizon*

Bay 12 & 13, 2712 - 37th Avenue NE  
Office/Industrial/Warehouse

**Jeff Buziak**

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**Palliser Realty & Management**

2005 - 10th Avenue SW

Calgary AB T3C0K4

[www.palliserrealty.com](http://www.palliserrealty.com)

# Property Details



*Horizon*

## Bay 12 & 13, 2712 - 37th Avenue NE

DISTRICT:	Horizon
LEGAL DESCRIPTION:	Lots 6-8 Block 7 Plan 8490 AP
ZONING:	I-G
BAY SIZE:	13,049 sq. ft.
WAREHOUSE:	6,683 sq. ft.
OFFICE:	3,000 sq. ft.
2ND FLOOR:	3,366 sq.ft.
ELECTRICAL:	Main: 400 amps - 600 volts (New Copper Service)
MECHANICAL:	Make Up Air (2); Roof Top Units; Unit Heaters; Boiler
LOADING:	DI 1 - 12' x 12' ; 1 - 16' x 16'
CEILING HEIGHT:	20' Clear
LEASE RATE:	\$11.00 per sq. ft. net
PROPERTY TAX:	\$3.06 per sq. ft. (2024 Budget)
OPERATING COST:	\$4.74 per sq. ft. (2024 Budget)
AVAILABLE:	Immediate

### FEATURES

- Great NE location on Barlow/McKnight
- Good Street Exposure
- Generous parking and large rear yard loading
- Fenced storage area
- Possible to expand to 22,000 sq.ft.
- Transit: Bus route #54
- Upgraded Office
- Skylights
- plumbed for compressed air
- dual front entry
- floor drain/sump
- make-up air
- meets current requirements for machine shop
- Good power distribution in shop
- Machine shop equipment for sale by auction



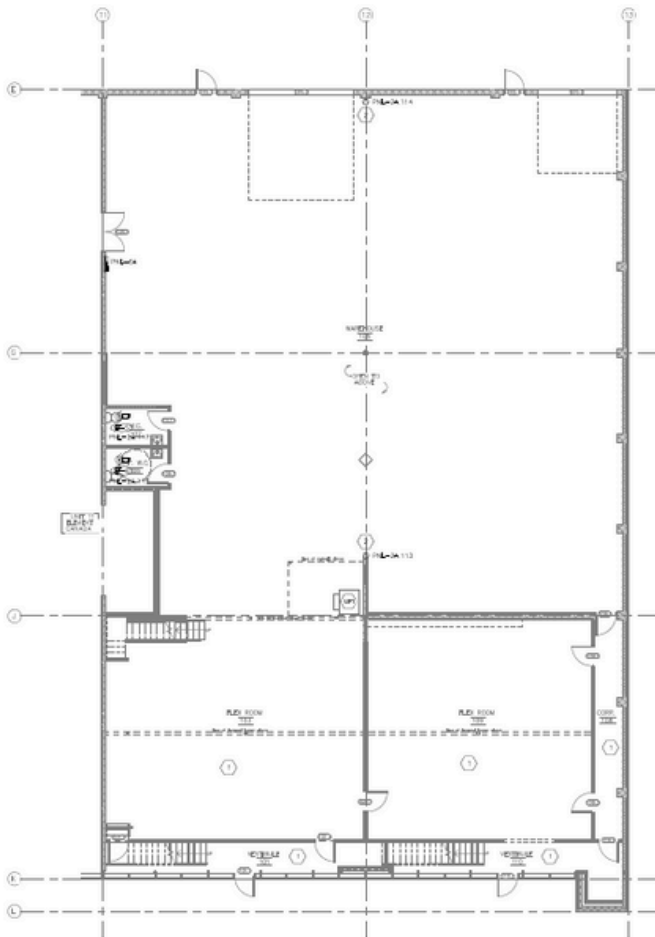
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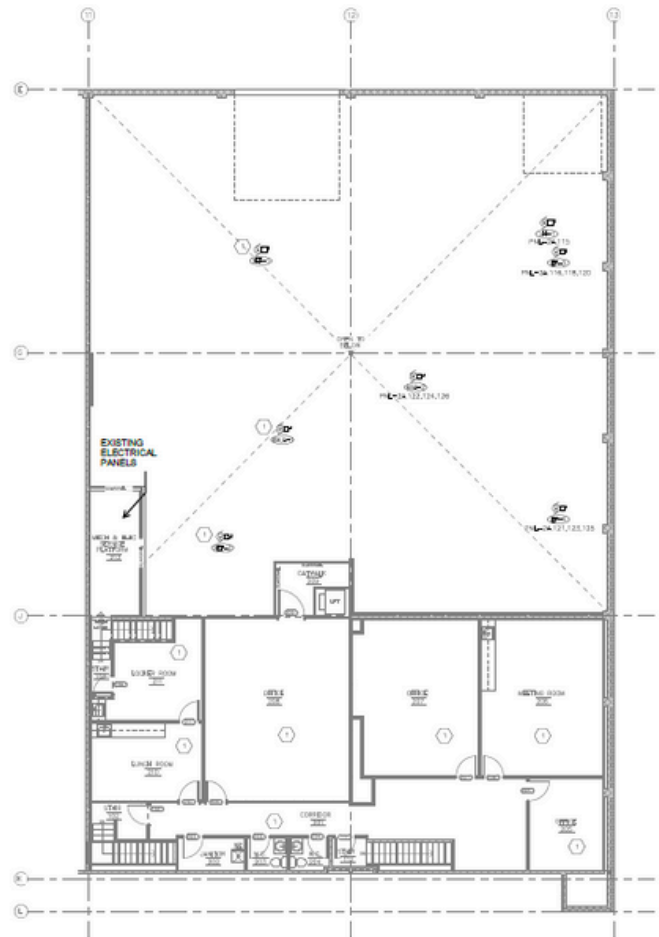
# Floor Plan

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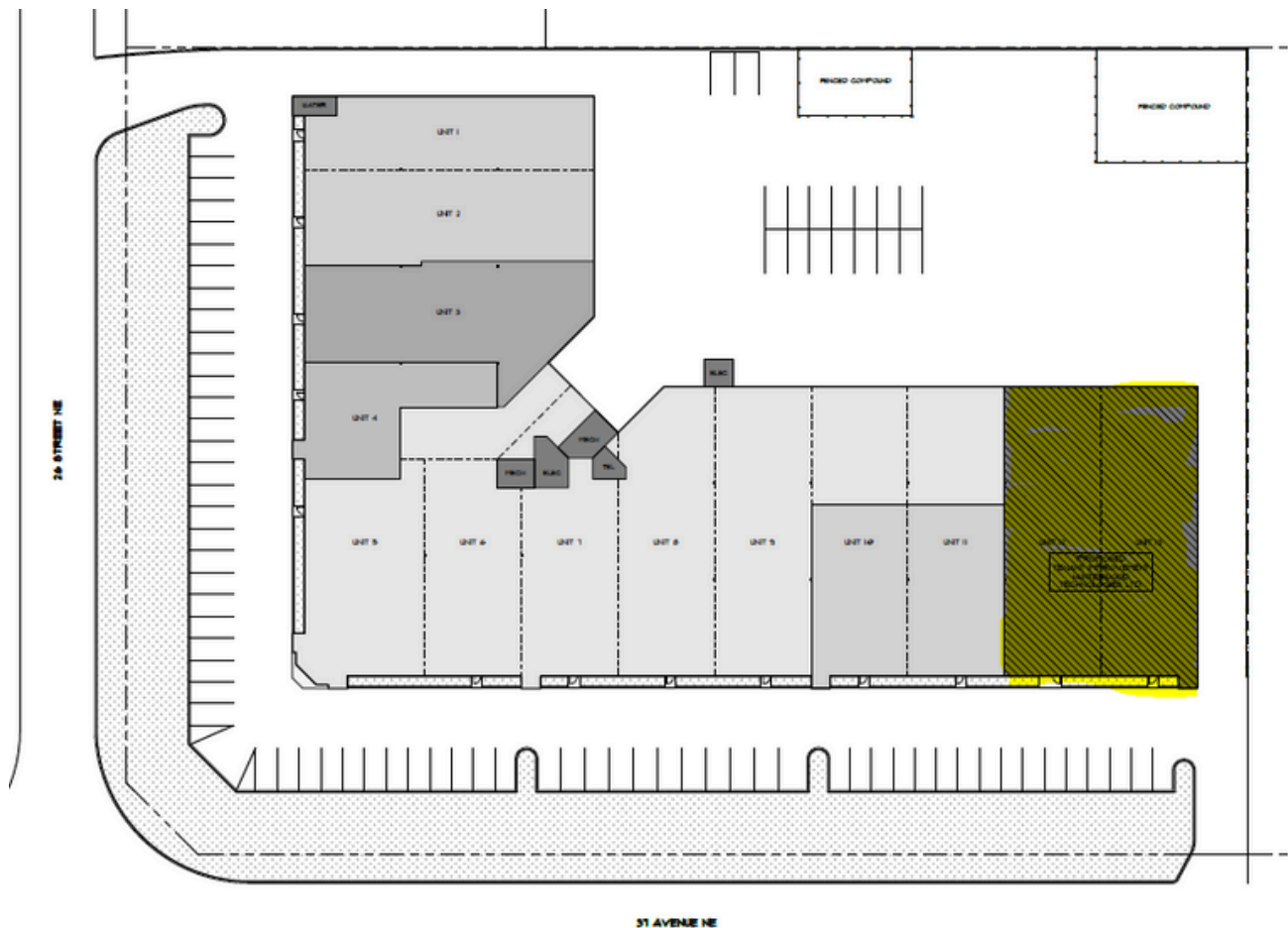
1 MAIN FLOOR - POWER & SYSTEMS PLAN  
E1.1 Scale - 1/8" = 1'-0"



2 SECOND FLOOR - POWER & SYSTEMS PLAN  
E1.1 Scale - 1/8" = 1'-0"

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# Property Location

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