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1, 2315 30 AVENUE NE FOR LEASE



Commercial Real Estate > Commercial Property for Lease

Location
Calgary, Alberta



Listing ID:
32963

MLS ID:
A2271981

\$16



 **MARK BIZEK**

 CDN Global Advisors Ltd.
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 1, 2315 30 Avenue NE, Calgary , Alberta T2E 7C7

Transaction Type For Lease	Title Fee Simple	Days On Market 132
Lease Amount 16.00	Lease Frequency Annually	Lease Term Negotiable
Sub Lease 1	Zoning I-G	Subdivision Vista Heights
Building Type Warehouse	Year Built 2008	Structure Type Industrial
Property Type Commercial	Property Sub Type Industrial	Building Area (Sq. Ft.) 12374.00
Building Area (Sq. M.) 1149.57	Construction Type Concrete	Roof Flat
Cooling Central Air,Partial	Heating Central,Overhead Heater(s),Forced Air	Lot Features Landscaped
Inclusions N/A	Restrictions None Known	Reports None

High-quality ±12,374 SF industrial facility available for sublease in Calgary's Suburban North industrial district. The property features ±7,129 SF of bright, functional warehouse space with 21' clear height, two 10' x 12' drive-in doors, a two-stage sump system, and approximately 100' of loading depth, complemented by ±5,245 SF of modern two-storey office space including multiple private offices, boardroom, lunchroom, and washrooms on both levels. The site provides 22 on-site parking stalls and excellent connectivity to Barlow Trail, 32 Avenue NE, Deerfoot Trail, and Calgary International Airport, making it ideal for distribution, service, or light industrial users. Sublease rate starting at \$14.00 PSF net with estimated operating costs of \$6.75 PSF. Available April 1, 2026 with term through February 27, 2029. Longer lease terms may be available, subject to Landlord approval.

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