



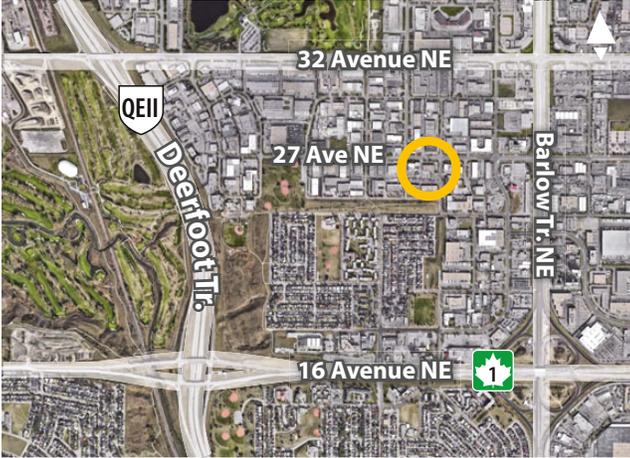
2,511 sf
Bay 5

C/L

INDUSTRIAL BAY FOR LEASE

THE WINDFIRE
BUILDING
2115 27 Avenue NE, Calgary

» Modern professionally maintained and managed building.



FOR MORE
INFORMATION OR
TO VIEW, PLEASE
CONTACT:

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LOCAL
EXPERTISE
MATTERS



BUILDING INFORMATION

- » Modern professionally maintained and managed building on a tree-lined street with ample dedicated parking.
- » Convenient location with excellent access – close to Airport, Deerfoot Tr. and Barlow Tr.
- » On bus route 32 direct to LRT.
- » Excellent amenities in the area.
- » Boulevard picnic area.
- » Elevator.

**NO
CHARGE
USE OF:**

- Boardroom for 8+ with presentation equipment.
- Fully equipped service kitchen, with seating for 12.
- Bike racks.
- Showers, and change rooms.
- Laundry room.



LEASE INFORMATION

ZONING: IG Industrial General

AVAILABLE FOR LEASE

Bay 5 – 2,511 sq. ft.
(plus bonus storage mezzanine)

AVAILABILITY: Immediate **C/L**

LOADING: Grade. 12'x14' door

ELECTRICAL: 200 Amps, 3 phase (TBV)

CEILING HEIGHT: 22' (TBV)

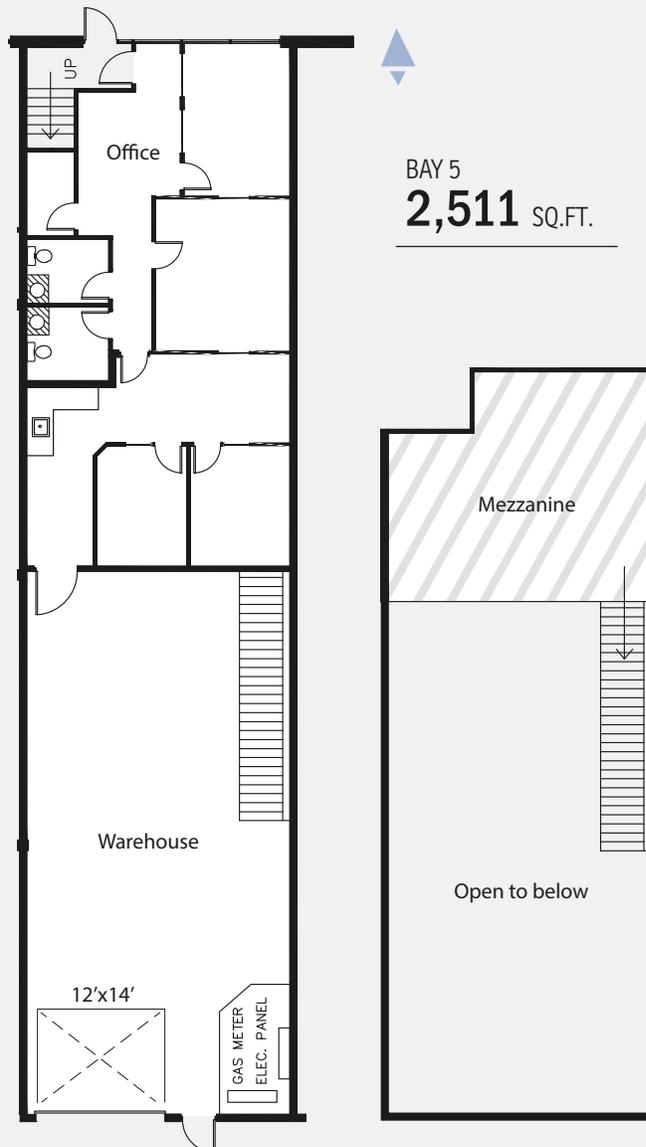
BASIC RENT: \$11.00 per sq. ft.

OP. COSTS AND TAXES:

Op. Costs: \$10.02 per sq. ft.

Taxes: \$3.02 per sq. ft.

TOTAL: \$13.04 per sq. ft. (est., 2026).
Utilities included.



BAY 5
2,511 SQ.FT.