



1, 2315 30 Avenue NE
Calgary, Alberta

MLS # A2271981



\$16 per sq.ft.

Division: Vista Heights

Type: Industrial

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 12,374 sq.ft.

Zoning: I-G

Heating: Central, Overhead Heater(s), Forced Air

Floors: -

Roof: Flat

Exterior: Concrete

Water: -

Sewer: -

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: Landscaped

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.