



**3000 15 Street NE
Calgary, Alberta**

MLS # A2276441

\$24,000,000



Division: South Airways

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 55,276 sq.ft.

Zoning: I-G

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 6.12 Acres

Sewer: -

Lot Feat: -

Inclusions: n/a

This 55,276 SF CFIA-approved production facility is situated on 6.11 acres in the South Airways Industrial Park and offers a rare combination of cooler, freezer, and food production space, with substantial upgrades completed in 2022. The property features an excellent dock door ratio ideal for distribution and cross-docking, including 20 dock doors, 26 courier dock doors (currently closed off), and two drive-in doors. It includes 12,479 SF of well-appointed office space over two floors with multiple private offices, boardrooms, and washrooms on each level, as well as 42,797 SF of warehouse space comprising processing areas, cooler and freezer areas, loading docks, and general warehouse space. The building is equipped with recently upgraded power to approximately 1,200 amps, 600 volts, three-phase (to be confirmed), and an ESFR sprinkler system throughout. The site offers 107 parking stalls and 40 trailer storage stalls, along with the potential to expand the building by approximately 20,000 SF. The property provides convenient access to 12 Street NE, 32 Avenue NE, and Deerfoot Trail NE, with availability negotiable and further details available in the brochure.