



GRASSROOTS
REALTY GROUP

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3, 1415 28 Street NE
Calgary, Alberta

MLS # A2303804



\$13 per sq.ft.

Division: Meridian

Type: Warehouse

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 17,947 sq.ft.

Zoning: I-G

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 4.43 Acres

Sewer: -

Lot Feat: -

Inclusions: NA

17,947 square foot industrial warehouse offering functional space and exceptional outdoor storage potential. The property features the ability to lease up to two acres of paved yard area, ideal for logistics, equipment storage, fleet parking, or outdoor operations. The warehouse layout supports efficient warehousing, distribution, or light industrial use, while the expansive paved yard provides rare flexibility for users requiring additional maneuvering and storage capacity. This opportunity is well-suited for transportation, construction, manufacturing, or service-based companies seeking a combination of indoor functionality and outdoor scalability.