



INDUSTRIAL BUILDING AND YARD FOR LEASE

8459 23 Avenue NE
Calgary

12,248 sq. ft. on **1.67** acres



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L B HUBBARD
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PROPERTY INFORMATION

ZONING:
I-G (Industrial)

AVAILABLE FOR LEASE:
Buildings: 12,248 sq ft

Main Shop & Office 9,048 sq ft

- 3,027 sq ft Office
- 6,021 sq ft Shop
- Mezzanine: 640 sq ft (Bonus Space)

Secondary Shop 3,200 sq ft

Yard: 1.67 Acres
Gravelled/Compacted/Fenced

BUILDING SPEC:

Main Building:

- Trench sump
- Make-up Air
- 2 Drive-in Bays
- Ceiling - 20 ft
- Power 400 amp 120/208V 3 Ph (TBV)

Secondary Building

- Make-up Air
- 1 Drive-in Door

AVAILABILITY:

June 1, 2026

LEASE RATE:

\$17.50 per sq. ft.

OP. COST:

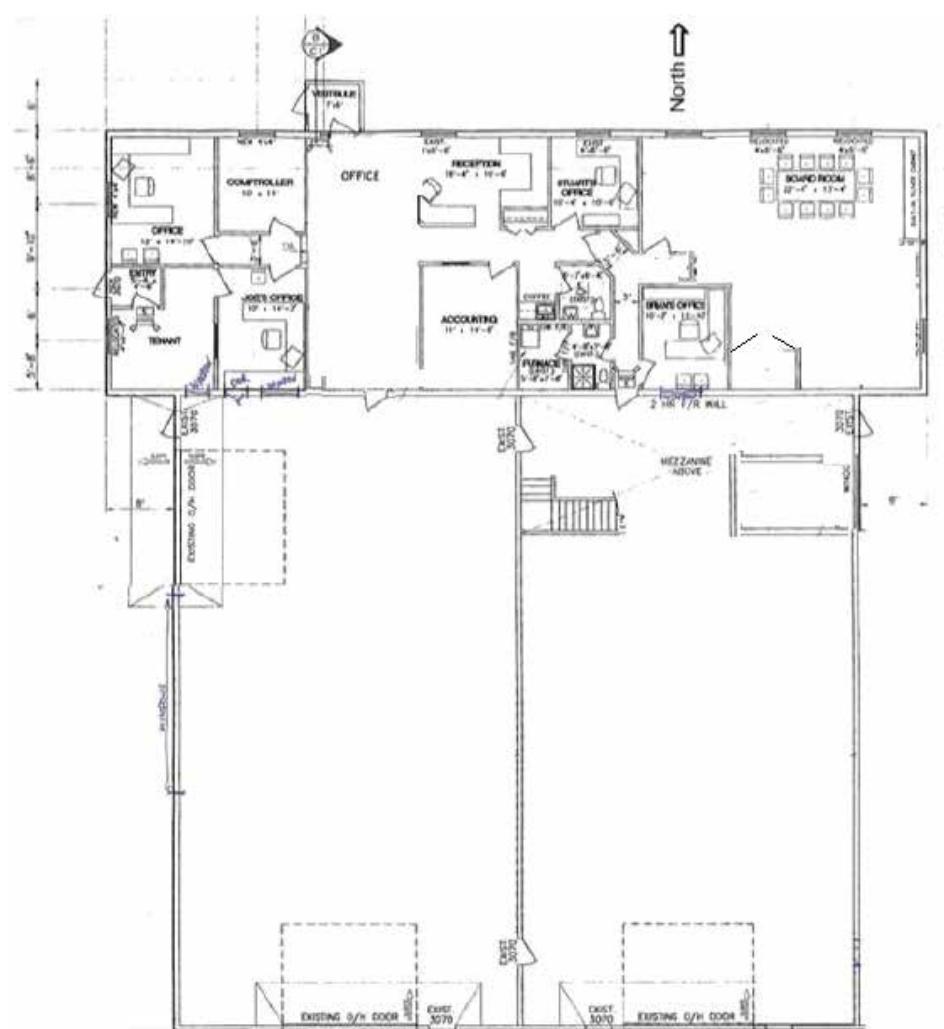
\$3.75 per sq ft (est 2025)

PROPERTY TAXES:

\$34,953 (2025)

LEASE TERM:

3 to 5 Year

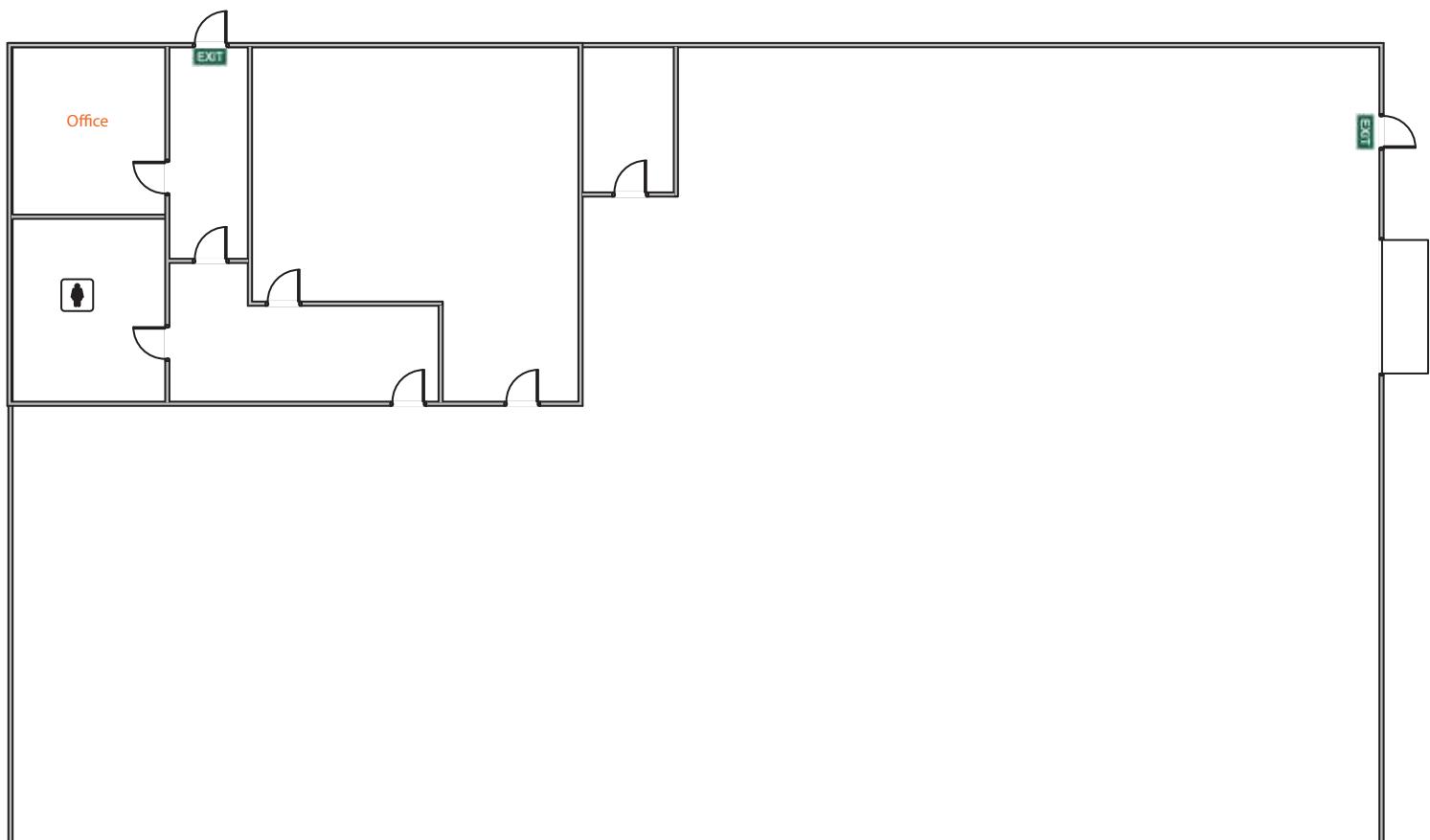


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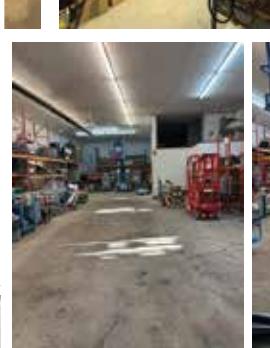
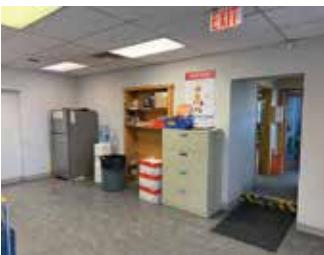
Secondary Shop & Office Plan



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