



Available For Lease

INDUSTRIAL OFFICE & WAREHOUSE OPPORTUNITY

Cooler Bldg. 4215 12 St NE / 4204 11 St NE

Calgary, Alberta



COOLER BUILDING AVAILABLE FOR LEASE

4215 12 STREET NE | 4204 11 STREET NE

COOLER BUILDING | 38,935 SF
SECOND BUILDING | 17,680 SF

Site Tour Information

Site tours by appointment only

Andrew Rudzitis | Leasing Manager

587.572.3175 | andrew@yorkrealty.ca | [YORKREALTY.CA](https://www.yorkrealty.ca)

Canadian Western Bank Place

Suite 1622, 10303 Jasper Avenue

Edmonton, Alberta | T5J 3N6

THE BUILDINGS



LEASE INFORMATION

COOLER BUILDING SIZE: 38,935 SF

SECOND BUILDING SIZE: 17,680 SF

BASE BUILDING BASIC RENT: MARKET

ADDITIONAL RENT: \$4.75 / SF (ESTIMATE)



COOLER BUILDING

4215 12 STREET NE

BUILDING

- 8,140 SF Office
- 30,010 SF Cooler
- 785 SF Utility Space
- 0.75 Acres of yard

FEATURES

- 19' Clear
- Cooler Temperature is 3°

DOORS

- 4 dock
- 1 drive-in

ELECTRICAL

- 1200 amps, 600 volt

SECOND BUILDING

4204 11 STREET NE

BUILDING

- 12,680 SF Warehouse
- 5,000 SF Office
- 0.30 Acres of yard

FEATURES

- 29' Clear

DOORS

- 1 - 12'x14' drive-in
- 1 - 13'x14' drive-in
- 1 - 26'x24' drive-in

ELECTRICAL

- 400 amps, 600 volt

SITE LOCATION



15 MINUTES
TO THE AIRPORT

25,000
VEHICLES DAILY
ON 42 AVENUE

11 MINUTES
TO DOWNTOWN

