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1105,1110 108 AVENUE NE FOR LEASE



Commercial Real Estate > Commercial Property for Lease



Location
Calgary, Alberta



Listing ID:
34821


MLS ID:
A2301027

\$25



 **ARSHPREET MANN**
 (587) 574-0075

 Real Broker
 855-623-6900

 1105,1110 108 Avenue NE, Calgary , Alberta T3N2B8

Transaction Type For Lease	Days On Market 18	Lease Amount 25.00
Lease Frequency Annually	Subdivision Stoney 3	Year Built 2025
Structure Type Industrial	Property Type Commercial	Property Sub Type Industrial
Building Area (Sq. Ft.) 4145.00	Building Area (Sq. M.) 385.08	Inclusions NA
Restrictions None Known	Reports Building Plans	

Brand new 4,144 sq. ft. industrial bay available for lease in the highly sought-after Jacksonport Business District in northeast Calgary. This corner unit offers exceptional visibility, functionality, and access, making it ideal for a wide range of industrial and commercial uses permitted under IG (Industrial General) zoning by the City of Calgary. The unit features two large drive-in doors, providing convenient loading and operational efficiency, along with two make-up air units for enhanced ventilation and workspace comfort. The corner location allows for excellent exposure, natural light, and ease of access for staff and clients alike. Strategically situated in Jacksonport, the property offers excellent connectivity to Calgary International Airport, major transportation routes, and nearby commercial amenities. Its prime location and modern construction make it a strong fit for businesses in distribution, light manufacturing, automotive, or general industrial operations. This is a rare opportunity to lease a premium, newly constructed industrial bay in one of Calgary's fastest-growing commercial corridors. The unit is move-in ready and available immediately.

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