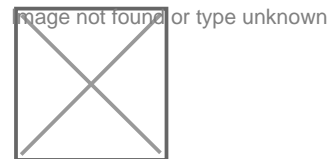


Regional Contact

 Aaron Latimer  403-230-1401  economicdevelopment@rockyview.ca  [Visit Website](#)

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

1310 MERIDIAN ROAD NE FOR LEASE



Commercial Real Estate > Commercial Property for Lease

Location

Calgary, Alberta

Listing ID:

34964


MLS ID:


A2302588

\$18



 **JEFF KEET**

 CDN Global Advisors Ltd.

 403-531-4336

 1310 Meridian Road NE, Calgary , Alberta T2A 2N9

Transaction Type For Lease	Title Fee Simple	Days On Market 7
Lease Amount 18.00	Lease Frequency Annually	Lease Term Negotiable
Zoning Industrial Commercial or	Subdivision Meridian	Building Type Free-Standing
Year Built 1968	Structure Type Industrial	Property Type Commercial
Property Sub Type Industrial	Legal Plan 7492HG	Building Area (Sq. Ft.) 12295.00
Building Area (Sq. M.) 1142.23	Electric 400 Amp Service	Cooling Partial
Heating Make-up Air,Overhead Heater(s),Fireplace(s),Natural Gas	Access to Property Airport Nearby,Direct Access,On Major Traffic Route,Shared Access	Inclusions n/a
Restrictions None Known	Reports Building Plans	

Prime Showroom & Industrial Opportunity with Maximum Exposure to Barlow Trail. This high-profile facility, measured at 12,295 SF, offers unparalleled visibility at the corner of Barlow Trail and Meridian Road NE. Located in the heart of the Franklin Industrial district, the property provides immediate access to 16th Avenue (Hwy 1), Deerfoot Trail, and Stoney Trail. The building features a premium showroom with four private offices, a kitchen, and dedicated washrooms. The shop area is highly functional, equipped with a 12'x14' drive-in door, a dedicated make-up air unit, and a trench sump. A significant highlight is the ±0.21-acre exclusive fenced yard area, offering secure storage or vehicle display space that is exceptionally rare for this corridor. Dedicated parking area at front and side of Premises. With flexible Industrial Commercial (I-C) zoning, the site is ideally suited for automotive sales, specialized retail, or industrial showroom operations. The facility offers a 20' clear height in warehouse (TBV) and 400-amp power (TBV). Available immediately for a 5–10-year term (negotiable). Base Rent: Starting at \$18.00 PSF. Operating Costs: \$6.72 (2026 est.) includes Property Taxes. Utilities extra.

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