



101, 665 Goddard Avenue NE  
Calgary, Alberta

MLS # A2292197

**\$22,593 per month**

<b>Availability</b> IMMEDIATELY	<b>Drainage</b> Trench Drainage
<b>Net Rent</b> Market	<b>Op Costs</b> \$6.50 PSF
<b>Zoning</b> I-C	<b>Parking</b> 8 Stalls
<b>3 Doors</b> 12x12	<b>Ceiling Height</b> 20 FT (TBV)
<b>1 Overhead Door</b> 14x12	




**Division:** Greenview Industrial Park

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 12,612 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** NA

Unit #101 offers 12,612 SF of highly functional industrial space located in Calgary's established northeast industrial corridor. The unit features a flexible warehouse layout with a combination of office and storage space, making it well suited for distribution, light manufacturing, or industrial users. The warehouse area benefits from approximately 20-foot ceiling height (TBV) and is serviced by four drive-in overhead doors, including three 12' x 12' doors and one 14' x 12' door, providing excellent access for vehicles, equipment, and operational flow. The space also includes trench floor drainage and 200 amp power (to be verified) to support a wide range of industrial uses. Zoned I-C (Industrial & Commercial), the property allows for a variety of industrial and commercial operations. The unit also includes eight on-site parking stalls and is available for immediate possession, offering businesses a rare opportunity to secure larger industrial space in a well-located northeast industrial area.