



**SKYLINE**  
INDUSTRIAL PARK

## Unique industrial opportunity available in northeast Calgary

Located in northeast Calgary, Skyline Industrial Park is comprised of eight industrial buildings totaling over 349,000 square feet. The industrial park includes both multi and single tenant buildings with a wide variety of bay sizes ranging from 2,200 to 25,000 square feet.

Skyline Industrial Park is in close proximity to Calgary International Airport and major thoroughfares including Deerfoot Trail, Trans-Canada Highway, Stoney Trail and McKnight Boulevard. Its prime location offers quick access to a multitude of amenities for staff and customers such as Deerfoot City, Aviation Crossing, and more.



Surrounded by a multitude of amenities including restaurants, cafes, retail shops, personal service, and more



Immediate access to Deerfoot Trail, Trans-Canada Highway, and Stoney Trail



Ideal for small-bay tenants

### Leasing Contacts

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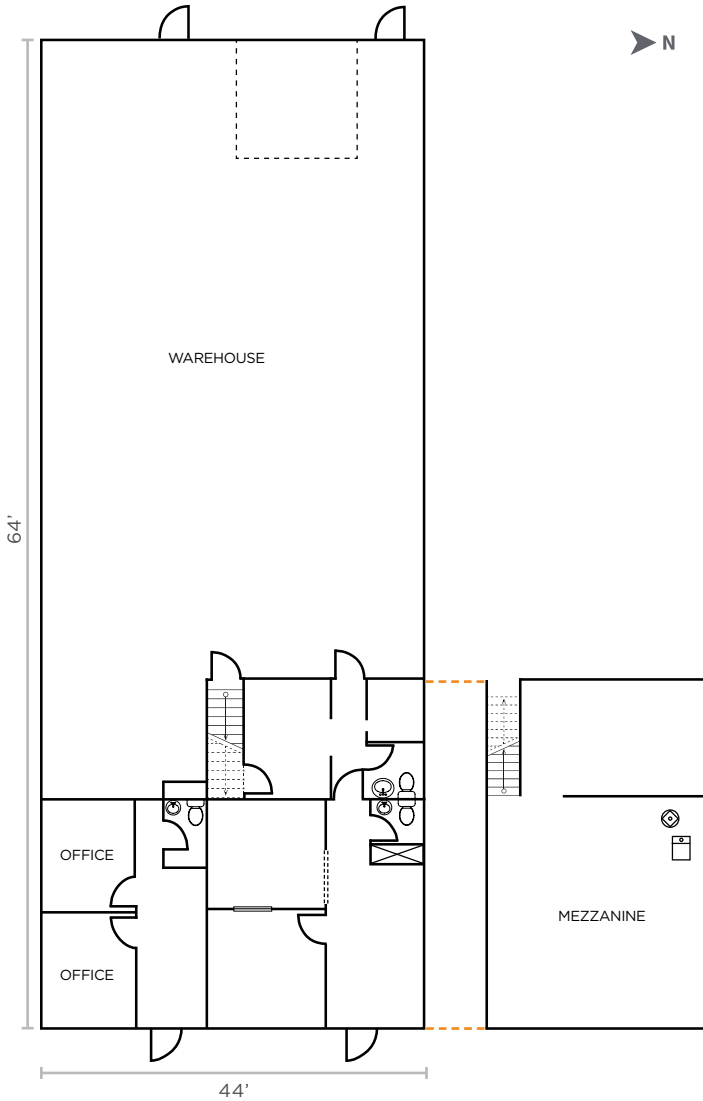
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[oneproperties.com](https://www.oneproperties.com)

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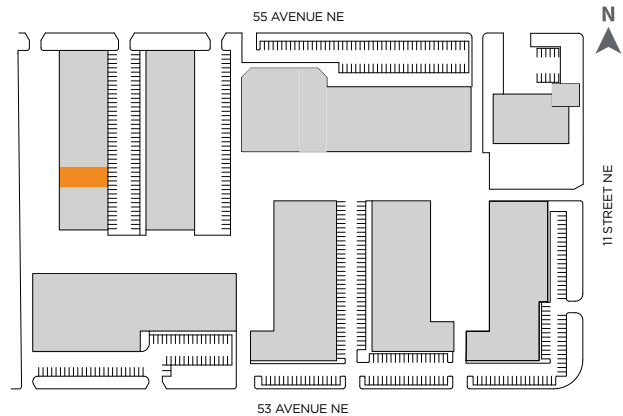
## For Lease

Skyline Industrial Park  
Unit M-N - 1003 55 Avenue NE, Calgary



## Details

Municipal Address	Unit M-N - 1003 55 Avenue NE, Calgary
Area Available	+/- 4,412 SQ. FT.
Office Area	+/- 1,252 SQ. FT.
Warehouse Area	+/- 3,160 SQ. FT.
Bonus Mezzanine	+/- 531 SQ. FT.
Power	400 amp at 120/208 Volt 3-Phase (TBV)
Zoning	Industrial General (I-G)
Availability	January 1, 2025
Operating Costs	\$7.45 / SQ. FT.
Loading	2 drive-in door (12 x 12 FT.)
Clear Height	18 FT.
Other details	Close proximity to significant amenities and public transportation



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