



**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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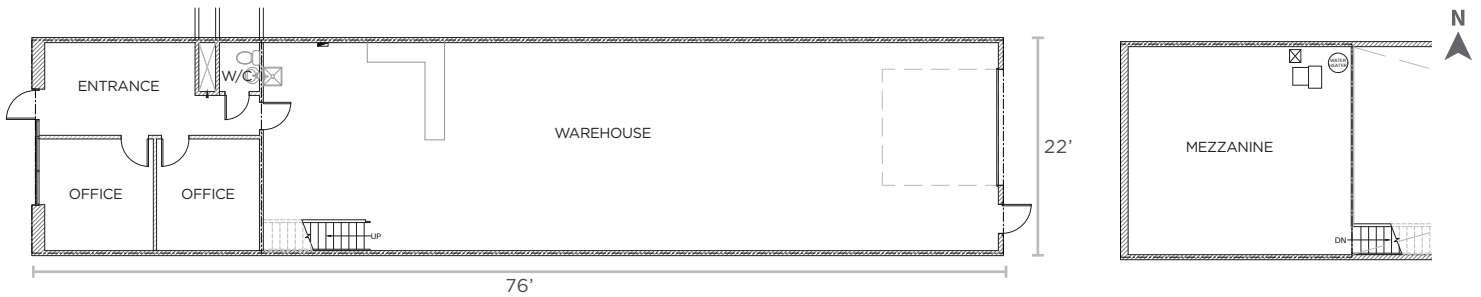
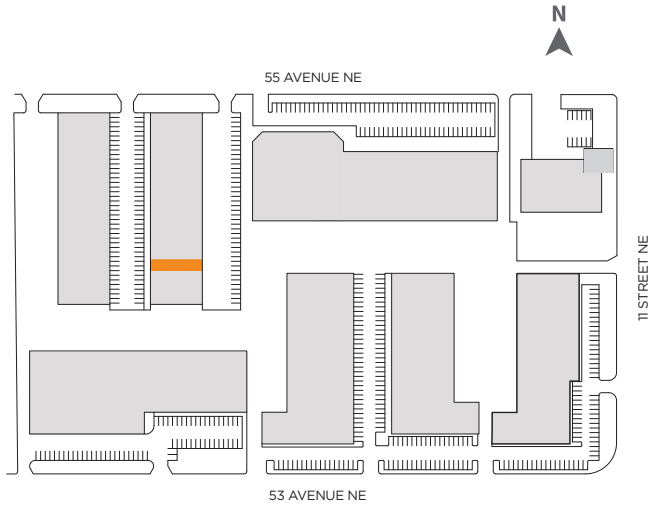
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# For Lease

Skyline Industrial Park  
Unit O - 1007 55 Avenue NE, Calgary

## Details

Municipal Address	Unit O - 1007 55 Avenue NE, Calgary
Area Available	+/- 2,206 SQ. FT.
Office Area	+/- 519 SQ. FT.
Warehouse Area	+/- 1,686 SQ. FT.
Bonus Mezzanine	+/- 527 SQ. FT.
Power	100 amp at 120/208 volt 3-phase
Zoning	Industrial General (I-G)
Availability	Immediate
Operating Costs	\$7.45 / SQ. FT.
Loading	1 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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