

1120 44 Avenue SE, Bay A

Calgary, Alberta

Cameron Woods

Senior Associate

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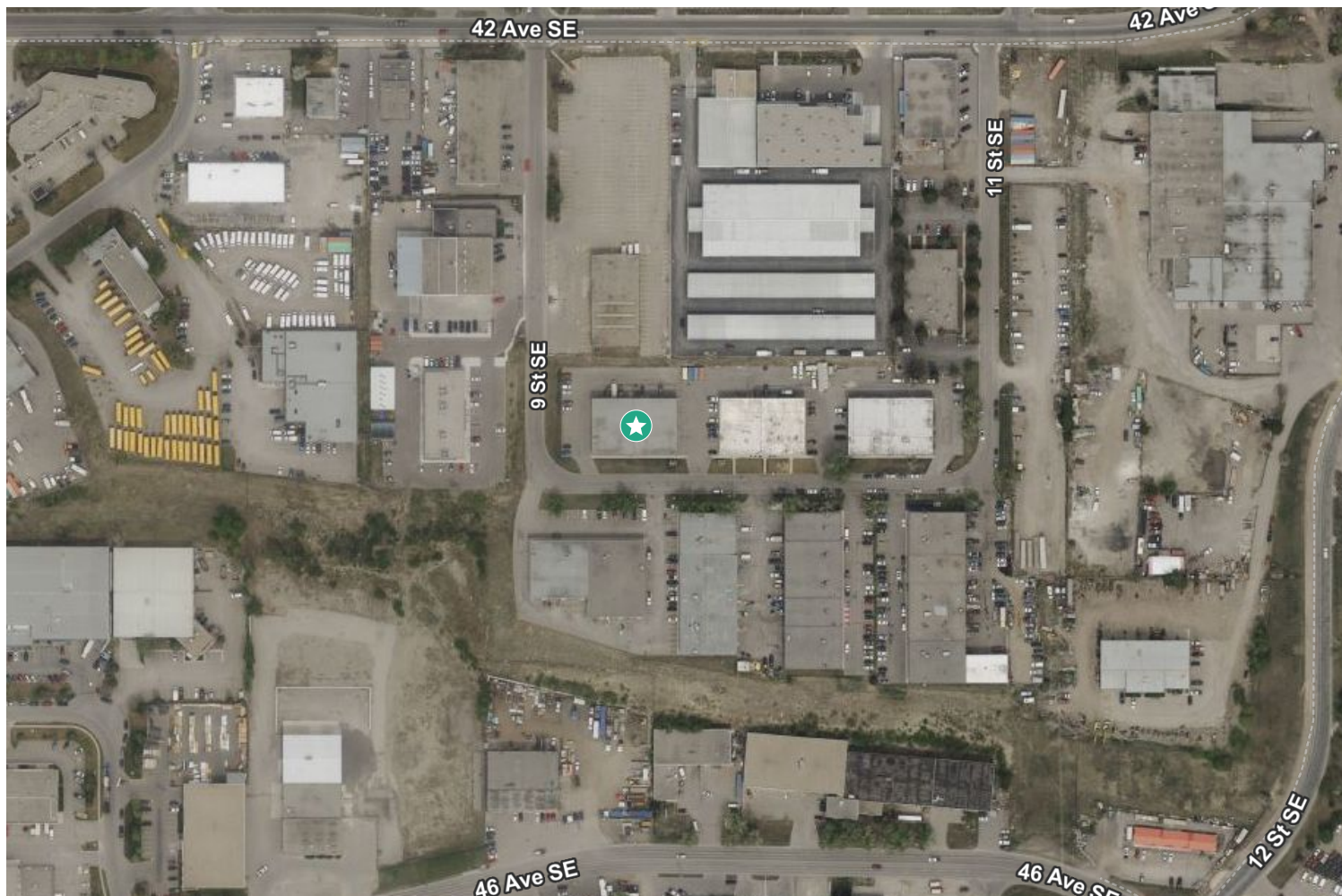
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2,304 Industrial Office/Warehouse Unit Available for Lease



1120 44 Avenue SE, Bay A

Calgary, Alberta | T2G 4W6



Rentable Area	Office:	1,536 SF
	Warehouse:	768 SF
	Total Rentable Area:	2,304 SF
	*Bonus storage mezzanine free of gross rent	
Zoning	I-G (Industrial - General)	
Loading	1 x Drive-in (10'x12')	
Ceiling Height	18' Clear	
Power	100 Amp Service (TBV)	
Lease Rate	\$12.00 PSF	
Operating Costs	\$7.61 PSF (2021)	
Availability	September 1, 2022	

For Lease

I-G

Zoning

\$7.61

Operating Costs (PSF)

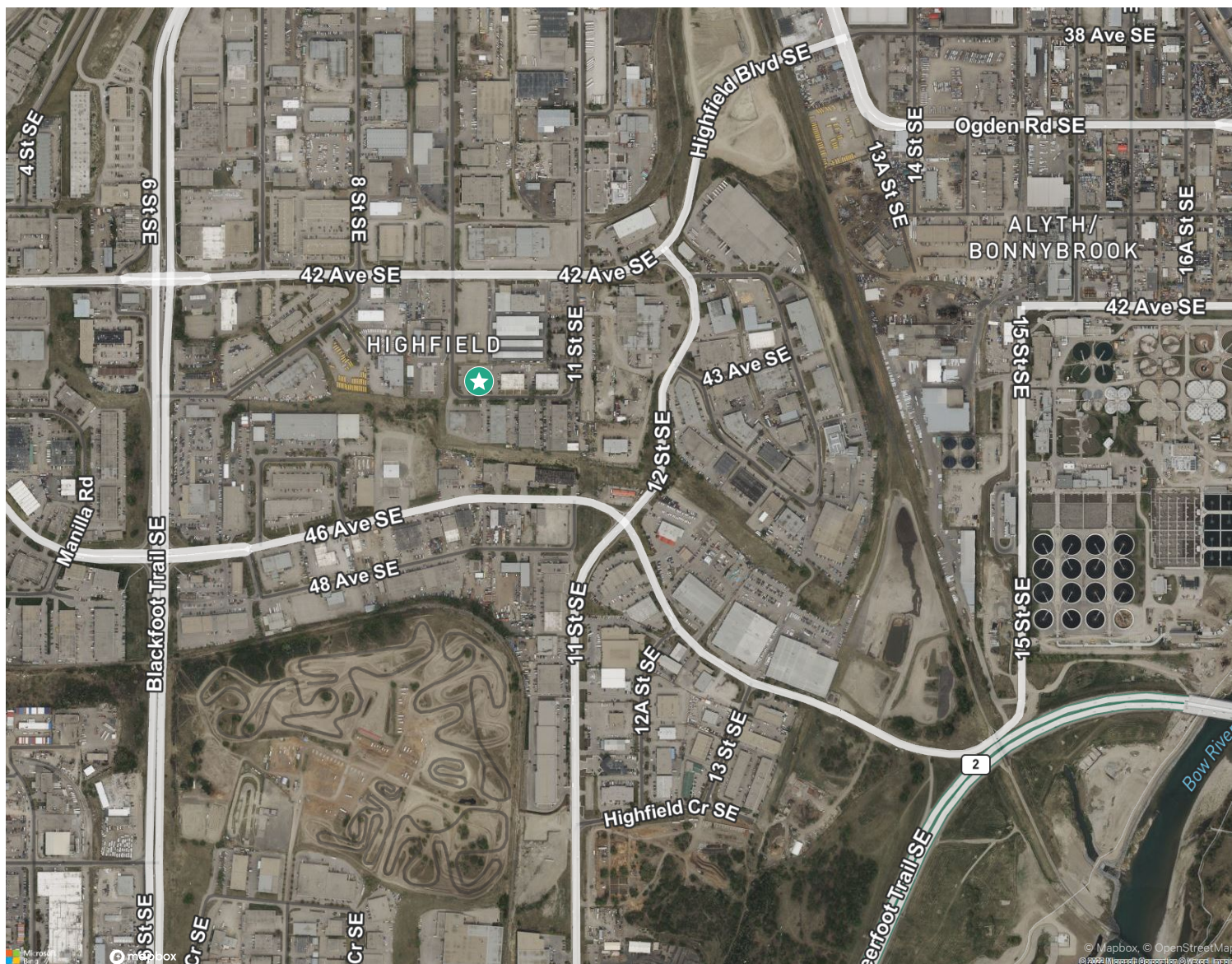
\$12.00

Lease Rate (PSF)

Property Highlights

- + Well maintained small bay warehouse building
- + End-cap unit with extensive office build-out
- + Centrally located with convenient access to major transportation routes
- + An abundance of retail amenities located within close proximity
- + Surface parking available on west side of building
- + Bonus storage mezzanine free of gross rent





Contact Us

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