

6,997 SF INDUSTRIAL BAY WITH MAKE-UP AIR

FOR LEASE

911 - 46 AVENUE SE, BAY C

CALGARY, AB

CUSHMAN & WAKEFIELD

911 - 46 AVENUE SE, BAY C
CALGARY, AB

Property Details

District:	Highfield
Zoning:	I-G (Industrial General)
Ceiling Height:	14’ clear
Power:	1 x (200A) & 1 x (100A) (TBV)
Make-up Air:	Yes

Lease Particulars

Available Area:	± 6,997 sf
Office Area:	± 1,019 sf
Warehouse Area:	± 5,978 sf
Loading:	1 (13’H x 12’W) drive-in door
Asking Rate:	$13.00 psf with annual escalations
Op. Costs:	$4.96 psf (2026 est.)
Available	Immediately

Comments

- Centrally located
- Excellent visibility from 46th Avenue SE
- Back yard area for parking, storage or truck access
- Good access to Blackfoot, Glenmore and Deerfoot Trail
- Ample retail amenities including Tim Hortons
- Make-up air system and ample power

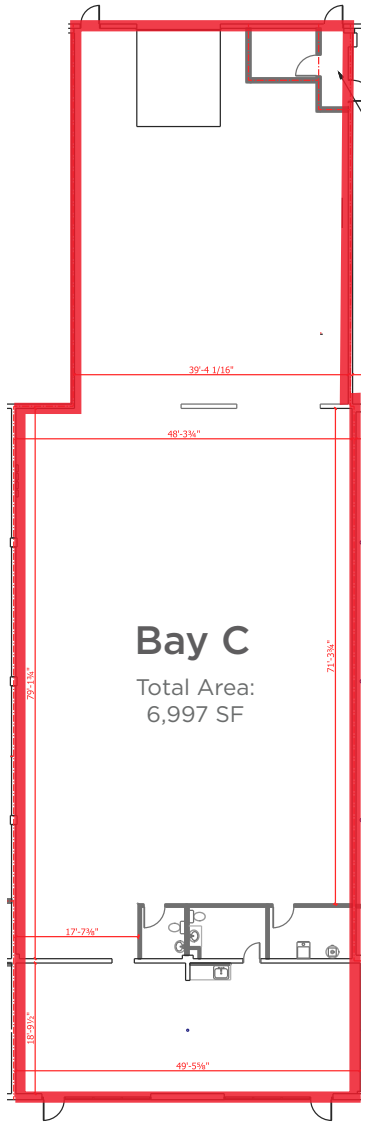




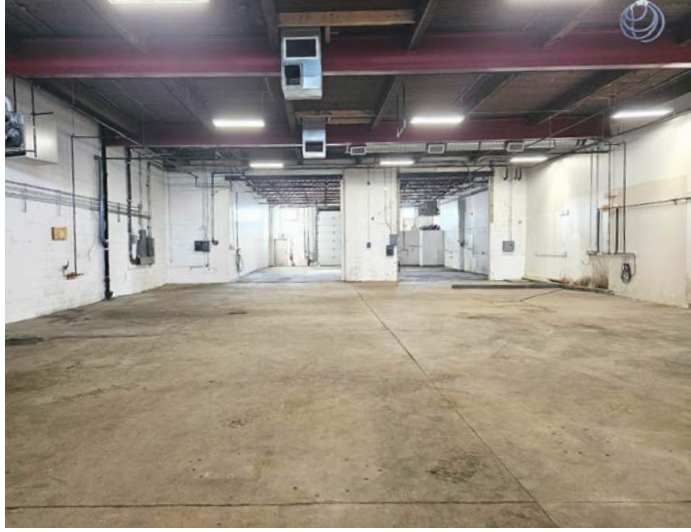


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Floor Plan



*Not to scale, not exactly as shown.









42 AVENUE SE

BLACKFOOT TRAIL SE

DEERFOOT TRAIL

MACLEOD TRAIL

GLENMORE TRAIL SE

FOR MORE INFORMATION, CONTACT

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