

7,993 SF INDUSTRIAL BAY WITH BONUS MEZZANINE

FOR LEASE
923 - 46 AVENUE SE
CALGARY, AB

CUSHMAN & WAKEFIELD

923 - 46 AVENUE SE
CALGARY, AB

Property Details

District:	Highfield
Zoning:	I-G (Industrial General)
Ceiling Height:	12’10”
Power:	200A (TBV)
Sump:	Yes

Comments

- Centrally located
- Excellent visibility from 46th Avenue SE
- Bonus mezzanine
- Front loading
- Good access to Blackfoot, Glenmore and Deerfoot Trail
- Ample retail amenities including Tim Hortons
- Sump and trench drain

Lease Particulars

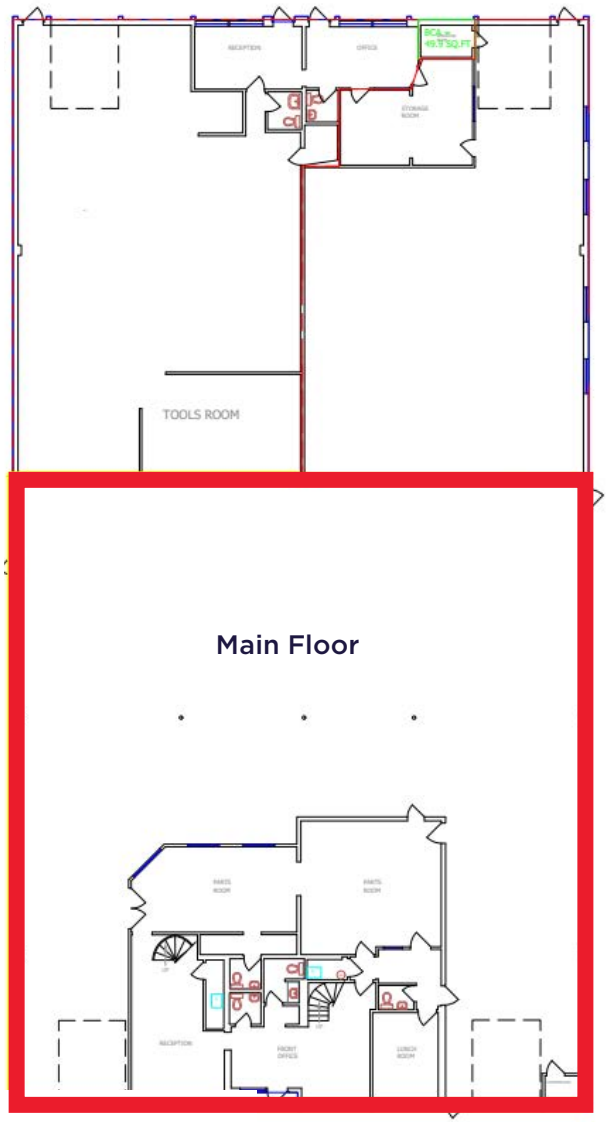
Available Area:	± 7,993 sf
Office Area:	± 1,993 sf
Warehouse Area:	± 6,000 sf
Bonus Mezzanine:	± 1,120 sf (± 7’ clear)
Loading:	2 (11’H x 10’W) drive-in doors
Asking Rate:	$12.50 psf with annual escalations
Op. Costs:	$5.51 psf (2026 est.)
Available	Immediately



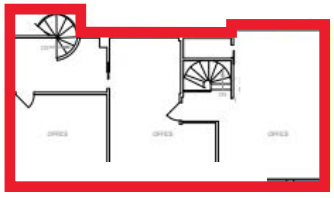


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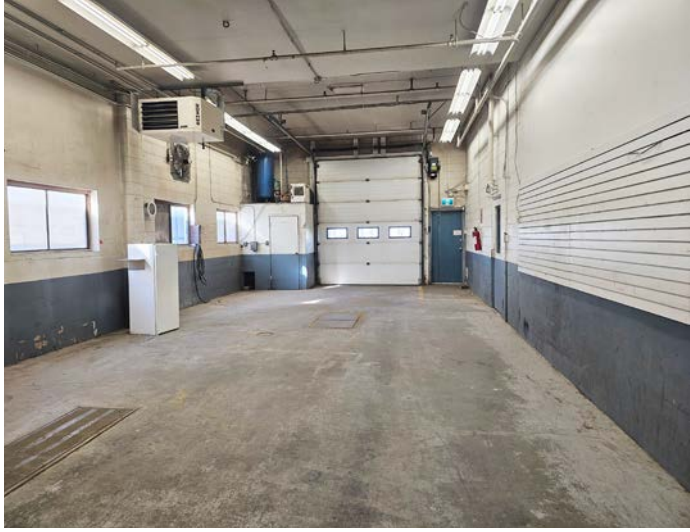
Floor Plan



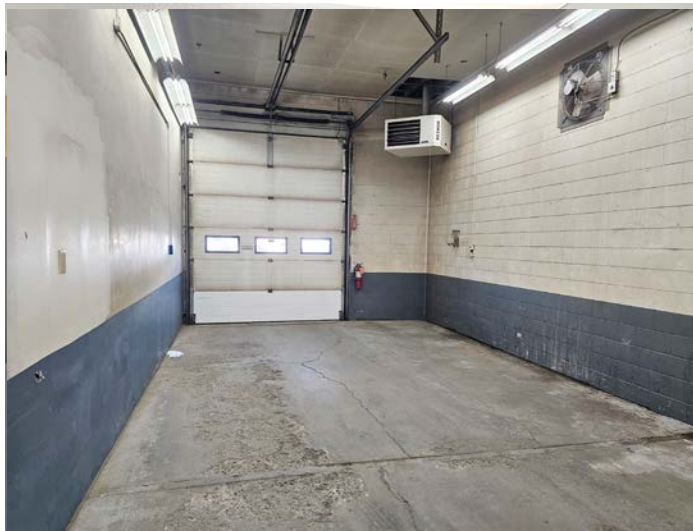
Bonus Mezzanine

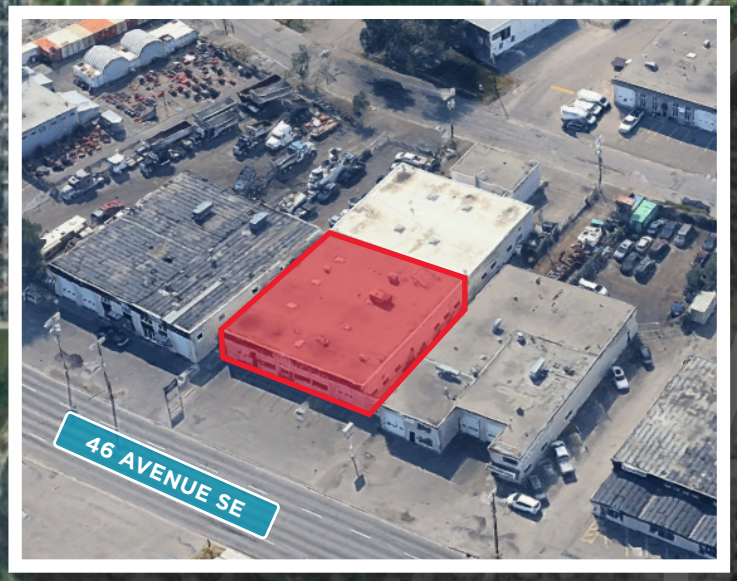


*Not to scale, not exactly as shown.









42 AVENUE SE

BLACKFOOT TRAIL SE

DEERFOOT TRAIL

MACLEOD TRAIL

GLENMORE TRAIL SE

FOR MORE INFORMATION, CONTACT

SEAN FERGUSON
Associate Vice President
Industrial Sales & Leasing
+1 403 615 1893
sean.ferguson@cushwake.com

ALAN FARLEY
Associate Vice President
Industrial Sales & Leasing
+1 403 797 5024
alan.farley@cushwake.com

Cushman & Wakefield ULC
Bow Valley Square IV
250 - 6th Ave SW, Suite 2400
Calgary, AB T2P 3H7
cushmanwakefield.com

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