



**Kennington Properties Ltd.**

#140, 5050 106 Avenue SE, Calgary, Alberta T2C 5E9

Phone: 403-215-0380 • Fax: 403-215-0383

leasing@kennington.ca

## FOR LEASE | INDUSTRIAL SPACE



**923—40 Avenue SE**

Calgary, Alberta

AVAILABLE: October 1, 2025

### **Municipal Address**

923—46 Avenue SE  
Calgary, Alberta

### **Legal Description**

Plan 2018 JK, Block 1, Lot 8

### **Zoning**

I-G Industrial—General

### **Area**

11,765.8 sq. ft.

### **Operating Costs**

\$5.29 / sq. ft. (2025 CAM & P-Tax)

### **Power**

400A

### **Ceiling Height—Main Warehouse**

Front Office: 7' 1" H

Back Warehouse: 12' 10" H

### **Ceiling Height—2nd Floor**

Upper Floor: 6' 8" H

### **Loading & Access**

11' H x 10' W

The information contained herein may change and the property removed from the market at any time without prior notice.  
It has been obtained from sources believed to be correct but does not form part of any present or future contract.



**Kennington Properties Ltd.**

#140, 5050 106 Avenue SE, Calgary, Alberta T2C 5E9

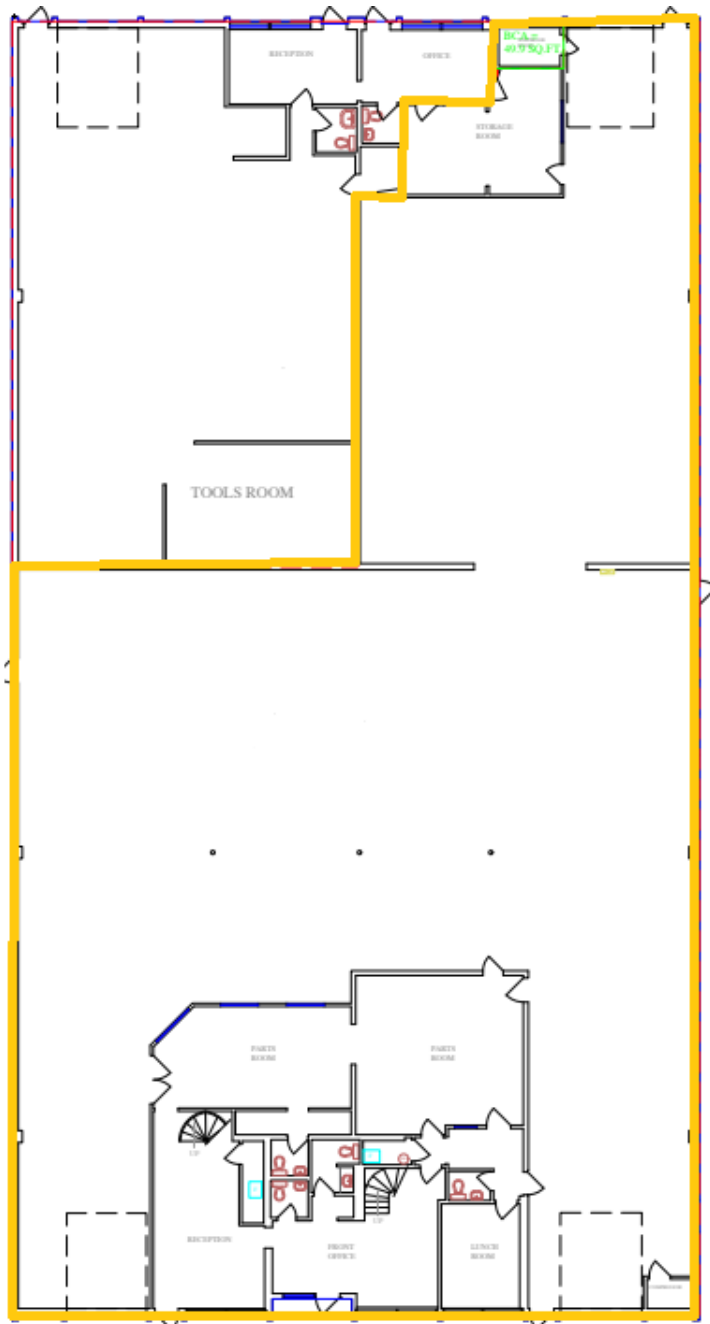
Phone: 403-215-0380 · Fax: 403-215-0383

[leasing@kennington.ca](mailto:leasing@kennington.ca)

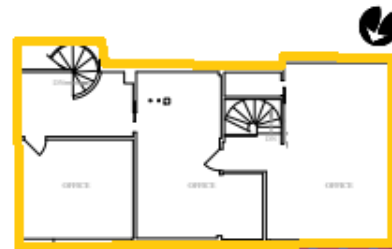
**923—40 Avenue SE**

Calgary, Alberta

AVAILABLE: October 1, 2025



**MAIN FLOOR PLAN**



**UPPER FLOOR PLAN**

The information contained herein may change and the property removed from the market at any time without prior notice.  
It has been obtained from sources believed to be correct but does not form part of any present or future contract.



**Kennington Properties Ltd.**

#140, 5050 106 Avenue SE, Calgary, Alberta T2C 5E9

Phone: 403-215-0380 • Fax: 403-215-0383

[leasing@kennington.ca](mailto:leasing@kennington.ca)

**923—40 Avenue SE**

Calgary, Alberta

AVAILABLE: October 1, 2025



The information contained herein may change and the property removed from the market at any time without prior notice.  
It has been obtained from sources believed to be correct but does not form part of any present or future contract.



**Kennington Properties Ltd.**

#140, 5050 106 Avenue SE, Calgary, Alberta T2C 5E9

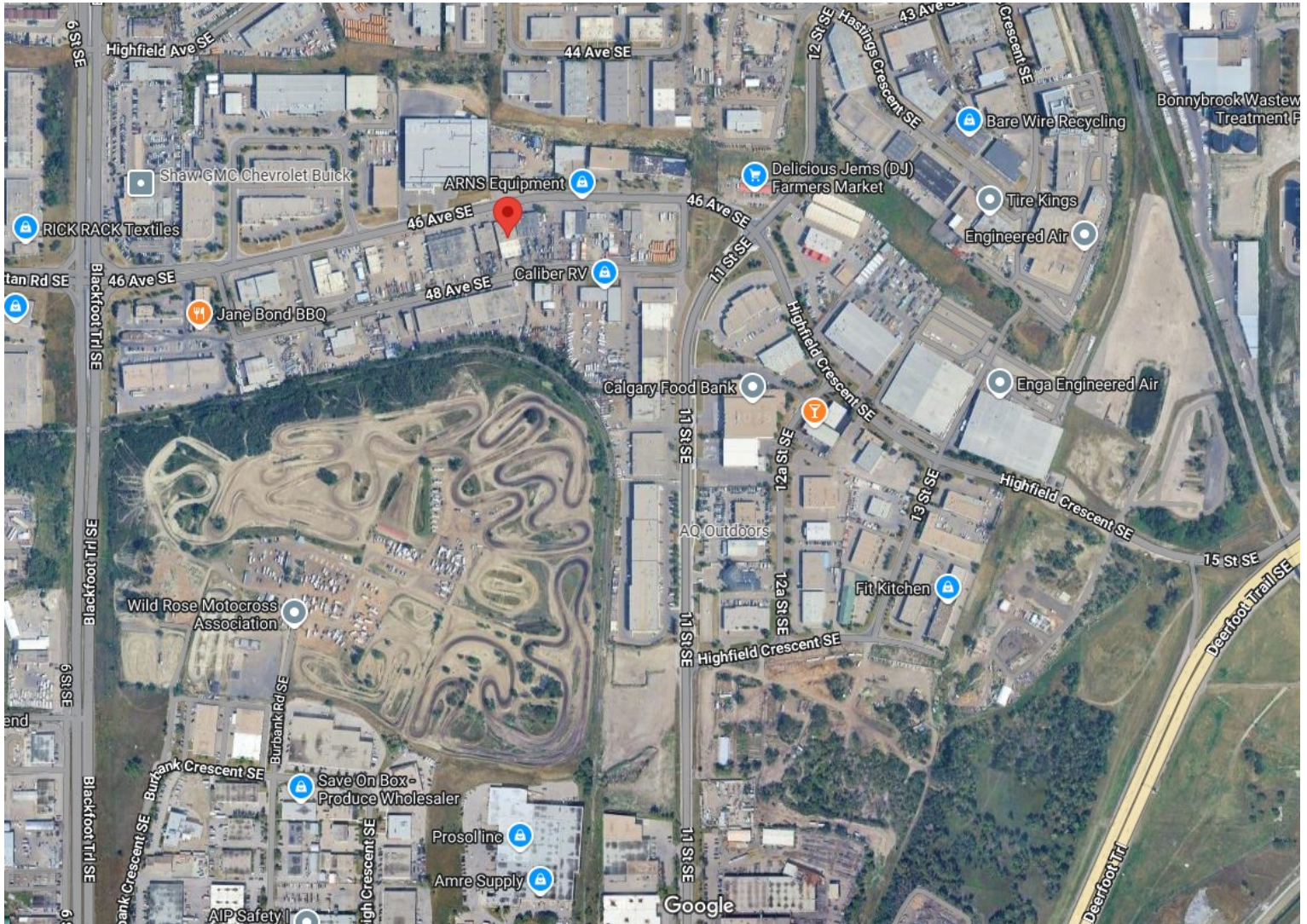
Phone: 403-215-0380 · Fax: 403-215-0383

[leasing@kennington.ca](mailto:leasing@kennington.ca)

**923—40 Avenue SE**

AVAILABLE: October 1, 2025

Calgary, Alberta



The information contained herein may change and the property removed from the market at any time without prior notice.  
It has been obtained from sources believed to be correct but does not form part of any present or future contract.