



FOR LEASE | WAREHOUSE/OFFICE SPACE



Bays A-E, 1423 45 Ave NE

AVAILABLE: Immediately

Calgary, Alberta

Multiple contiguous units available, with mixture of dock and drive-in loading. Landlord will demise.

Municipal Address

1423 45 Ave NE
Calgary, Alberta

Area

~3,000–15,000 sq.ft.

Ceiling Height

20' / 6.096m

Legal Description

Plan 1159LK, Block 4 Lot 15

Operating Costs

\$4.97 / sq. ft. (2022 CAM & Tax)

Bay Dimensions

~ 120' L x 25' W
~ 36.58m L x 7.62m W

Zoning

I-G (Industrial General)

Power

100-400A, 120/208V, 3 Phase

Loading & Access

Dock Height 10-12' W x 10-14' H
Drive-in 14' W x 16' H

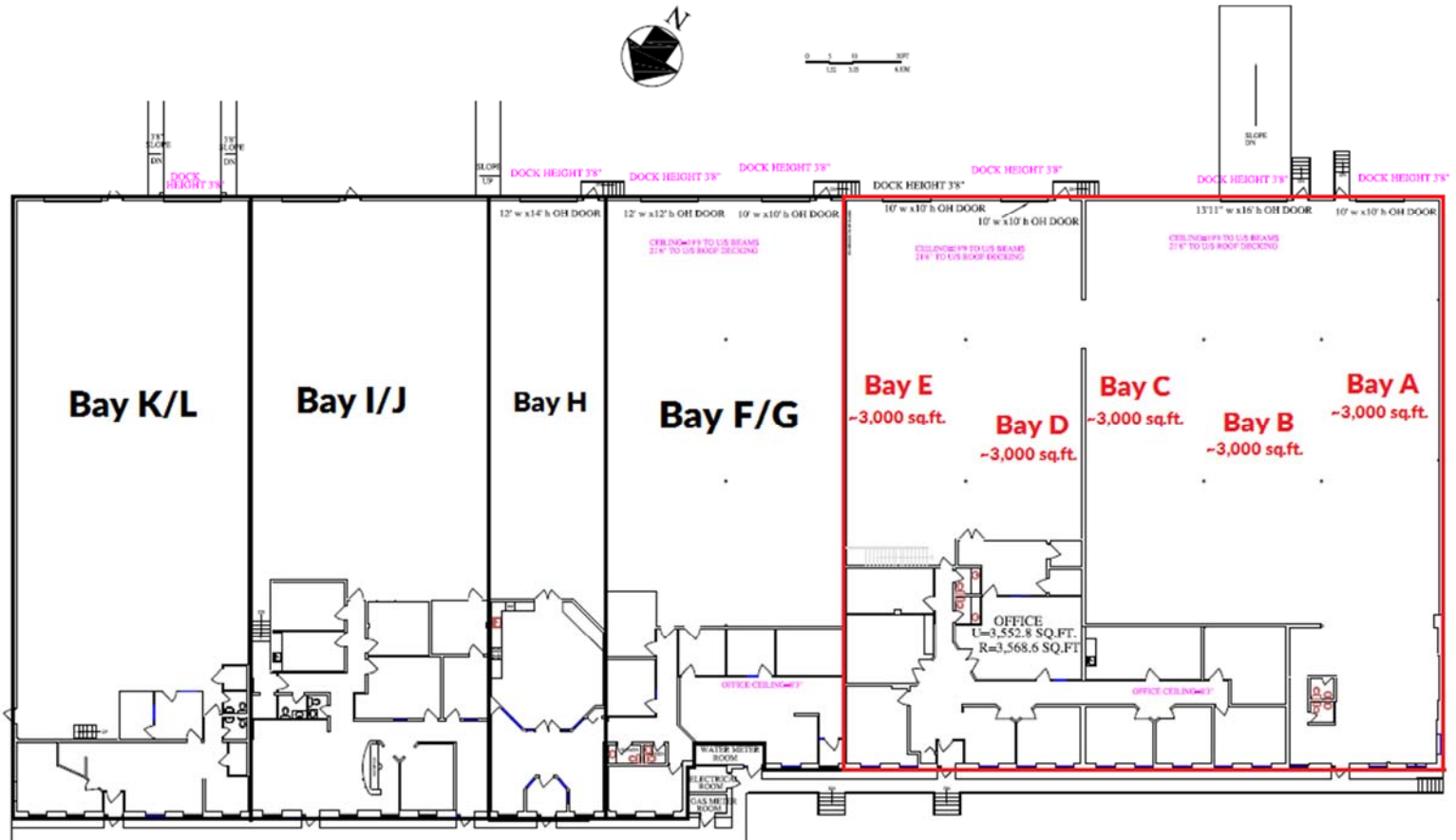
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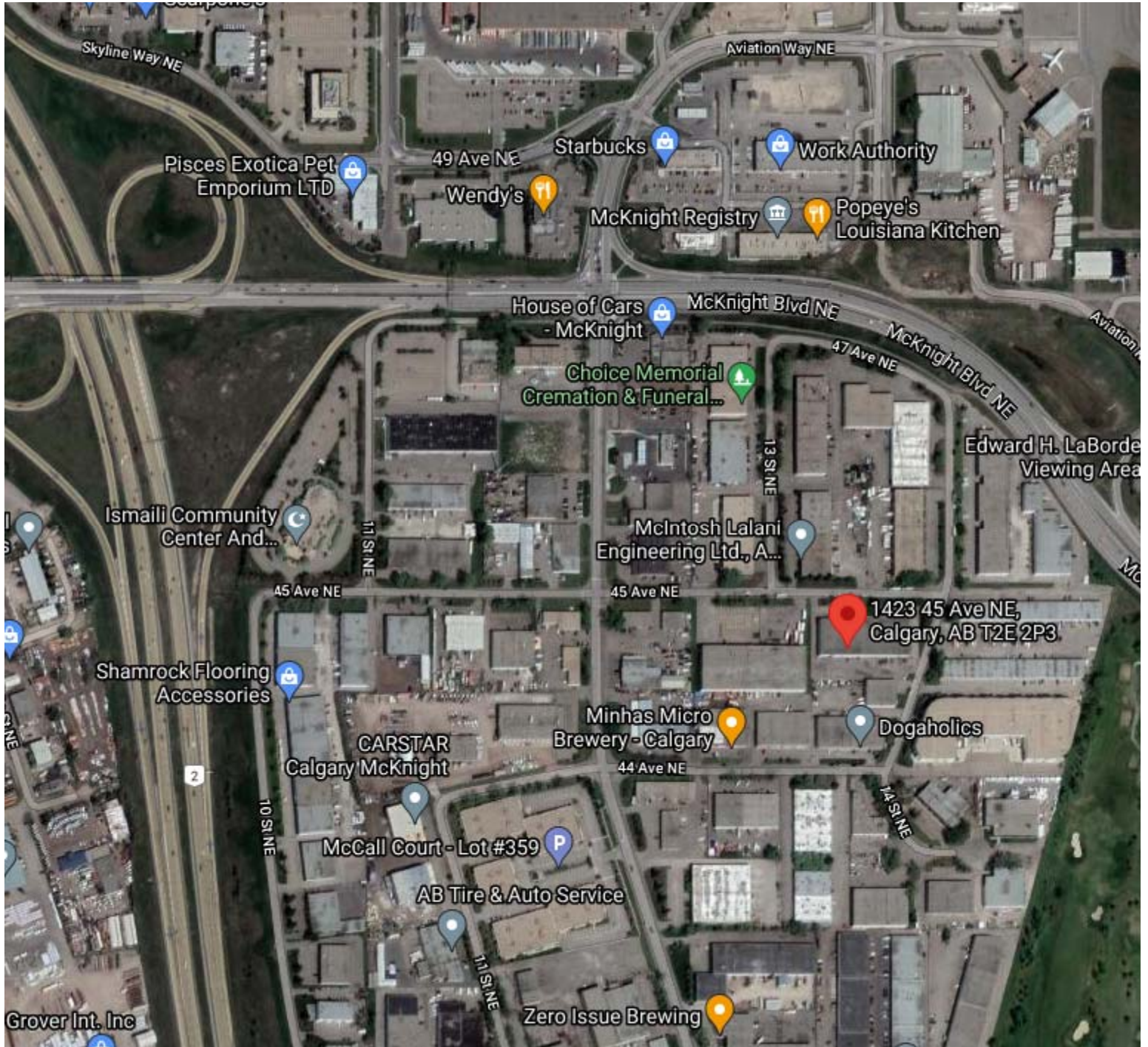
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