



FOR LEASE | WAREHOUSE/OFFICE SPACE



Bays A-H, 1423 45 Ave NE

AVAILABLE: January 1, 2022

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

~2,950–24,338.4 sq.ft.

Ceiling Height

20' / 6.096m

Legal Description

Plan 1159LK, Block 4 Lot 15

Operating Costs

\$5.16 / sq. ft. (CAM & Tax)

Bay Dimensions

~ 120-130' 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

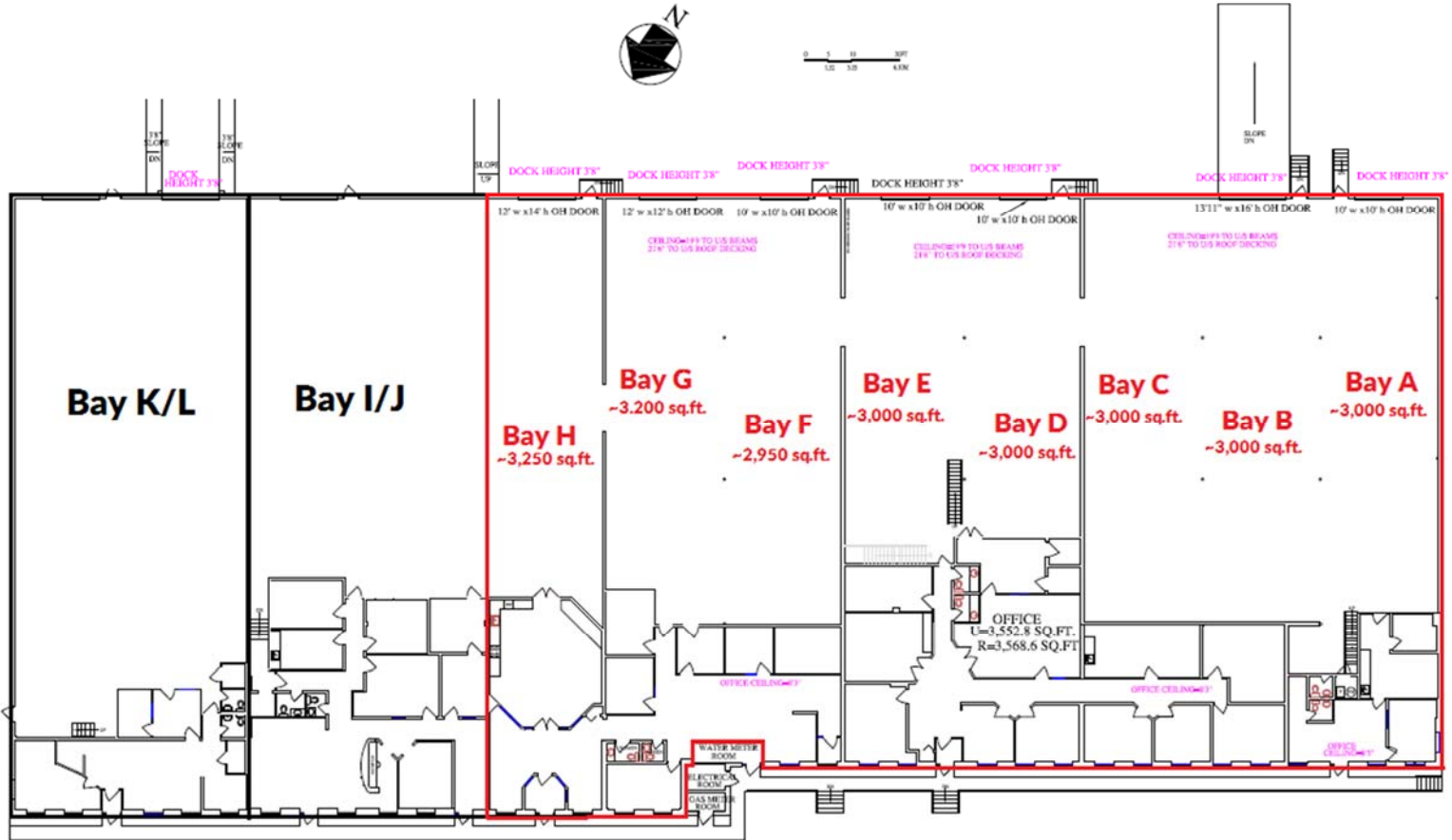
The information contained herein may change and the property removed from the market at any time without prior notice. It has been obtained from sources believed to be correct but does not form part of any present or future contract.



Bays A-H, 1423 45 Ave NE

AVAILABLE: January 1, 2022

Calgary, Alberta



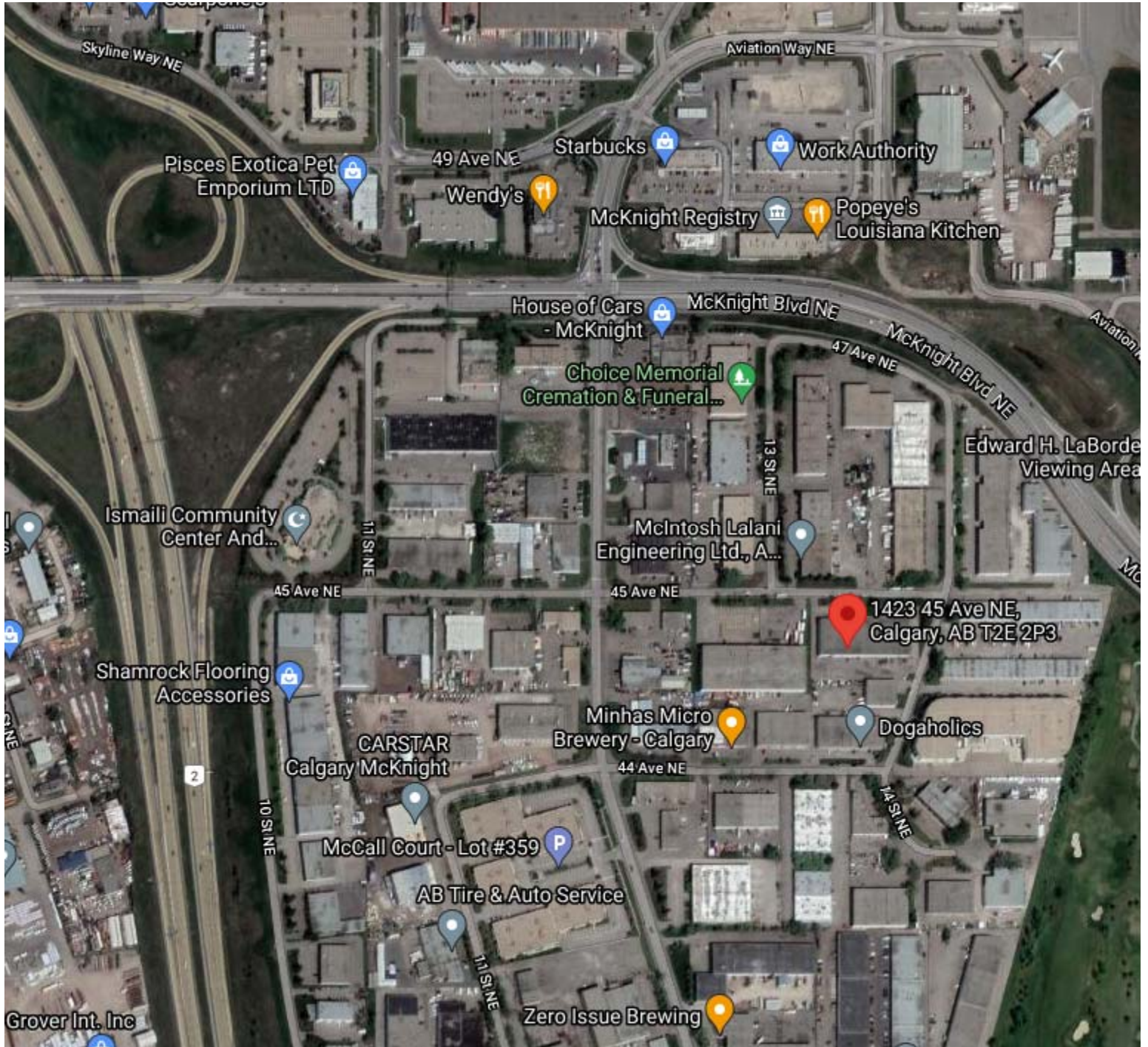
The information contained herein may change and the property removed from the market at any time without prior notice. It has been obtained from sources believed to be correct but does not form part of any present or future contract.



Bays A-H, 1423 45 Ave NE

AVAILABLE: January 1, 2022

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.