



Kennington Properties Ltd.

#102, 10816 Macleod Trail SE Calgary, Alberta T2J 5N8

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

leasing@kennington.ca

FOR LEASE | INDUSTRIAL SPACE



Bay A 1135 44 Avenue SE

Calgary, Alberta

AVAILABLE: February 1, 2024

End unit with developed office and mezzanine space.

Municipal Address

1135 44 Avenue SE
Calgary, Alberta

Legal Description

Plan 7810587, Block 11 Lot 10

Zoning

I-G Industrial—General

Area

3,086.7 sq. ft.

Operating Costs

\$5.73 / sq. ft. (2024 CAM & Tax)

Power

200 amp, 120/208 volt

Ceiling Height

18.3' H

Bay Dimensions

Approximately 94'9" L x 32' W

Loading & Access

Above Grade Dock

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It has been obtained from sources believed to be correct but does not form part of any present or future contract.



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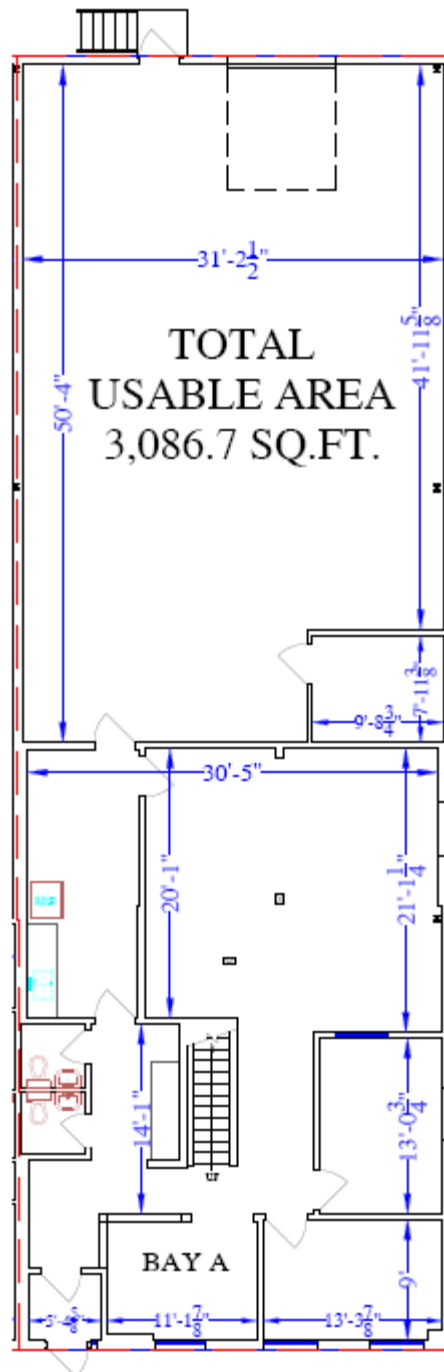
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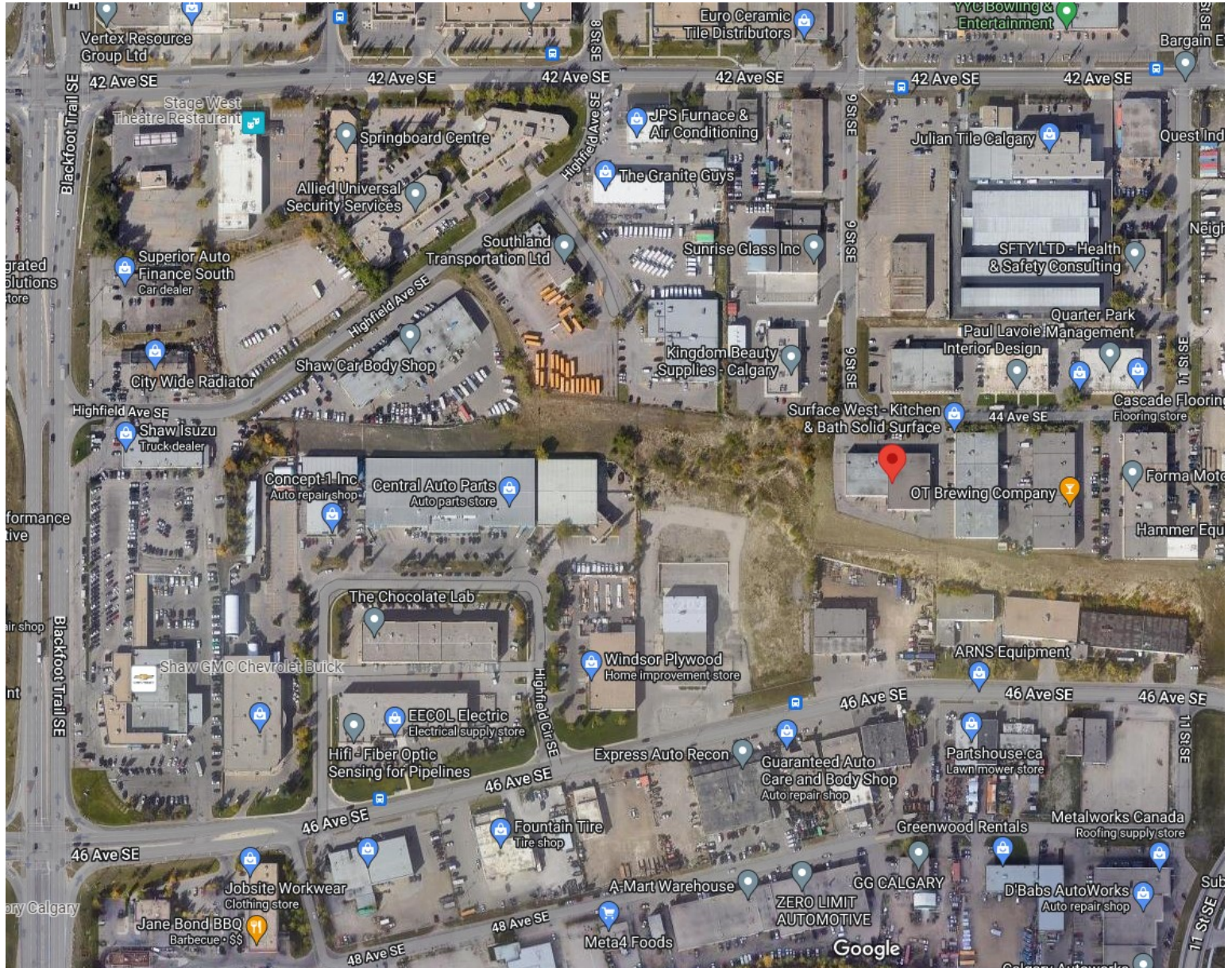
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