



## FOR LEASE | OFFICE/WAREHOUSE SPACE



### Bay A, 1145 44 Ave SE

AVAILABLE: Immediately

Calgary, Alberta

End unit with developed front office.

#### Municipal Address

1145 44 Avenue SE  
Calgary, Alberta

#### Legal Description

Plan 7810587, Block 11 Lot 11

#### Zoning

I-G (Industrial General)

#### Area

2,208.3 sq. ft.

#### Operating Costs

\$5.49/ sq. ft. (CAM & Tax)

#### Power

100A, 120/208V, Three Phase

#### Ceiling Height

20' 2.5" / 6.160m

#### Bay Dimensions

94'11" L x 23'11" W  
28.93m L x 7.29m W

#### Loading & Access

At Grade 12' H x 10' W

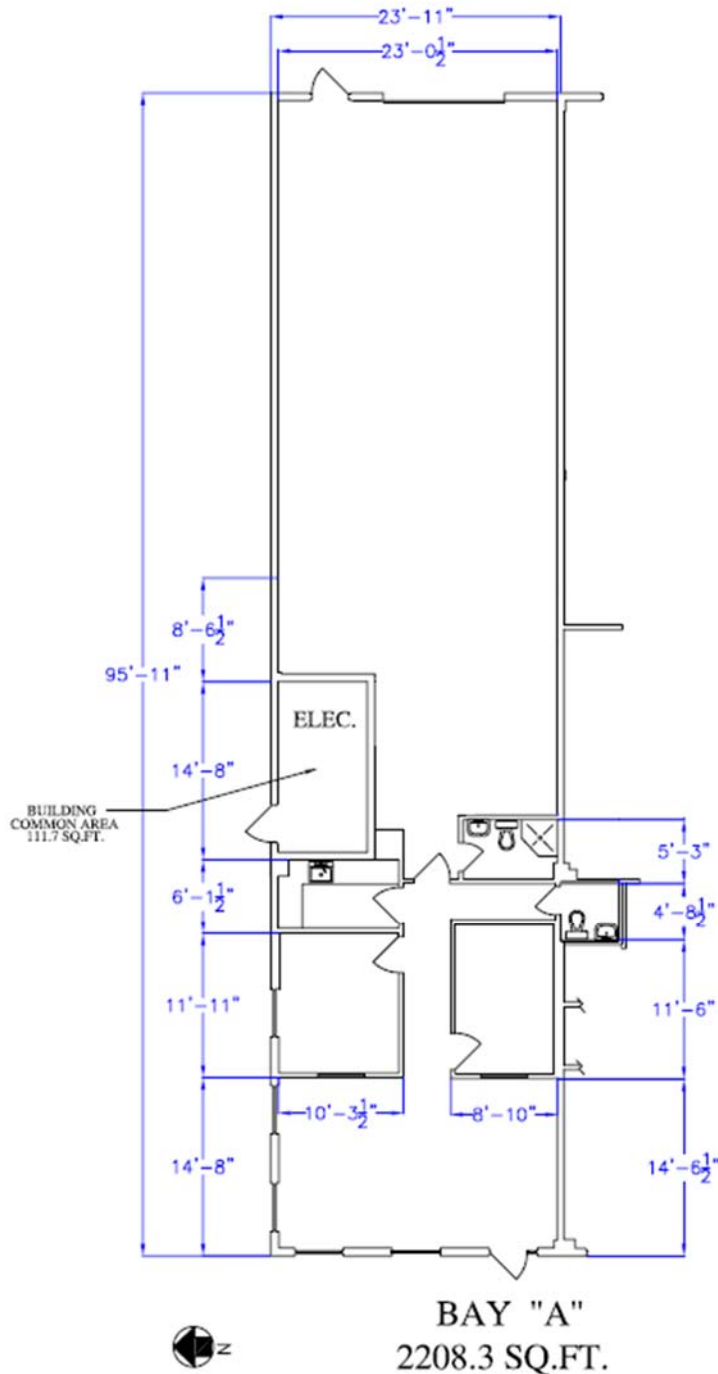
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