



## FOR LEASE | WAREHOUSE/OFFICE SPACE SPACE



### Bays DEF 1135 44 Ave SE

AVAILABLE: July 1, 2022

Calgary, Alberta

#### Municipal Address

1135 44 Avenue SE  
Calgary, Alberta

#### Legal Description

Plan 7810587, Block 11 Lot 10

#### Zoning

I-G Industrial—General

#### Area

12,237.7 sq. ft.

#### Operating Costs

\$5.73 / sq. ft. (2022 CAM & Tax)

#### Power

200A, 120/208V, 3 Phase

#### Ceiling Height

18' 3" / 5.56m

#### Bay Dimensions

128'5" L x 96' W  
39.14m L x 29.26m W

#### Loading & Access

(3) Dock Height 8' W x 9' H

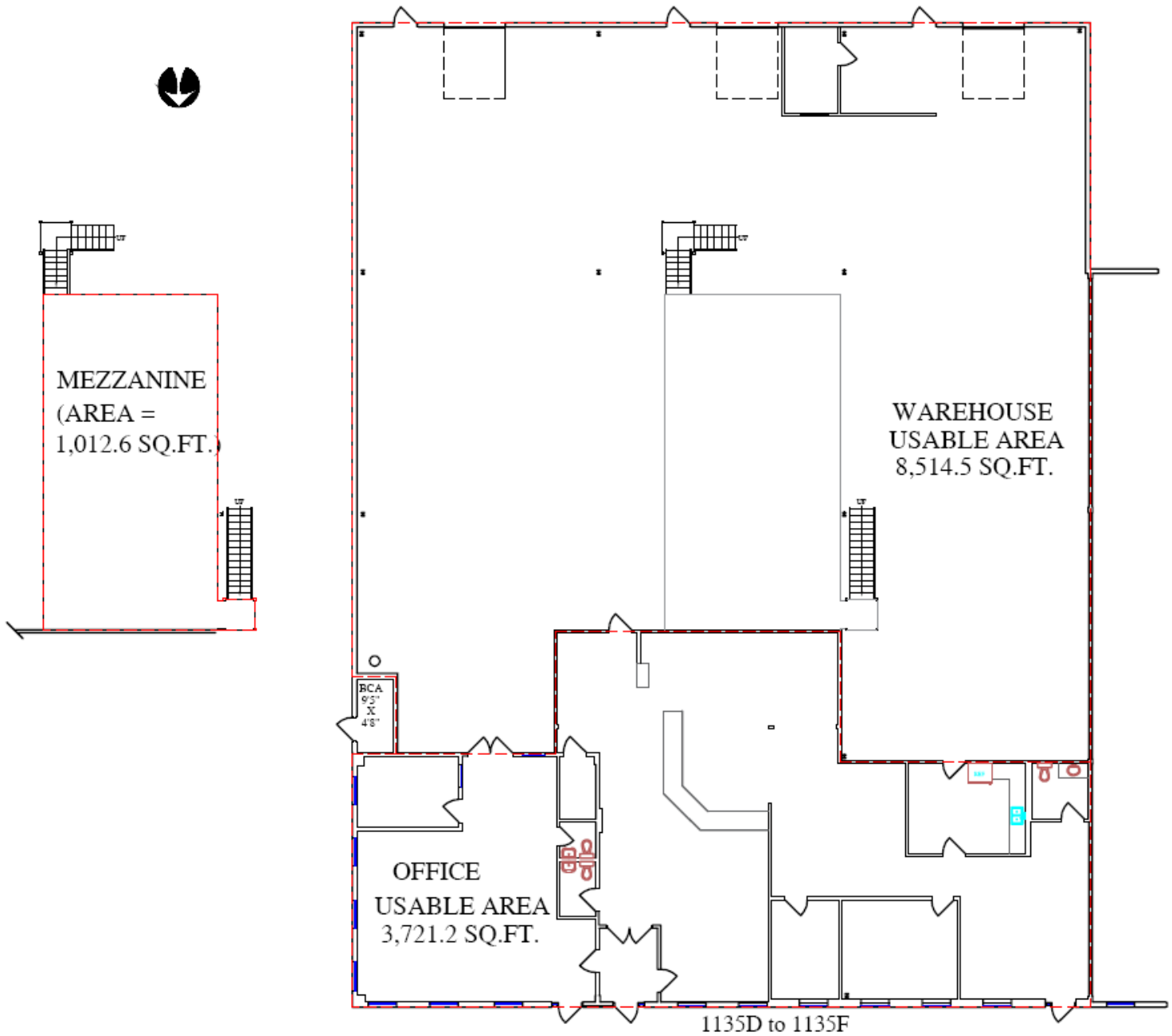
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It has been obtained from sources believed to be correct but does not form part of any present or future contract.



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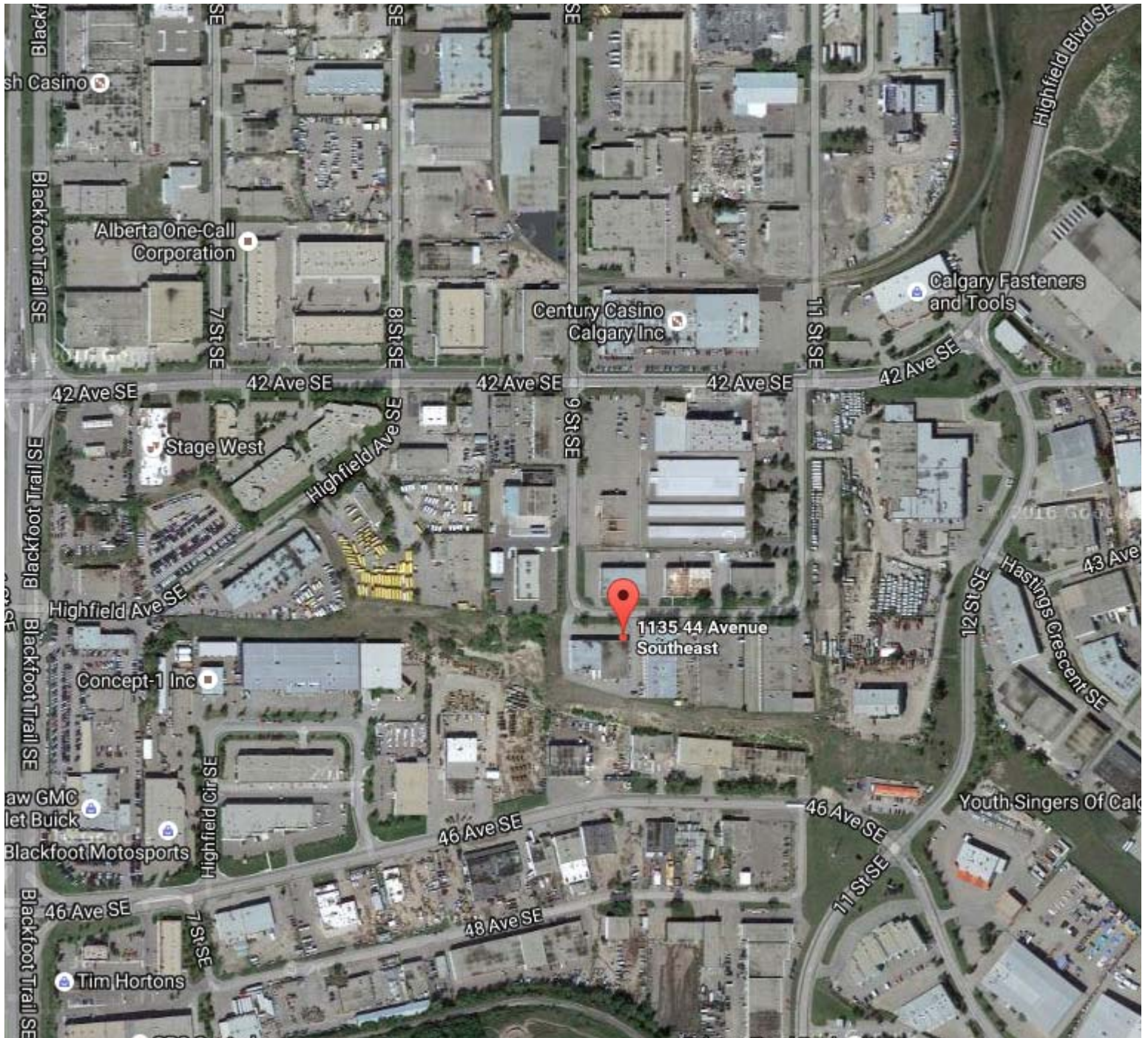




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