



FOR LEASE | WAREHOUSE SPACE



Bay A-C, 1423 45 Ave NE

AVAILABLE: Negotiable

Calgary, Alberta

Municipal Address

1423 45 Ave NE
Calgary, Alberta

Legal Description

Plan 1159LK, Block 4 Lot 15

Zoning

I-2 (General Light Industrial)

Area

9,087.20 sq. ft.

Operating Costs

\$5.94 / sq. ft. (2026 CAM & Tax)

Power

200A, 120/208V, Three Phase, Four Wire

Ceiling Height

20' / 6.096m

Loading & Access

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

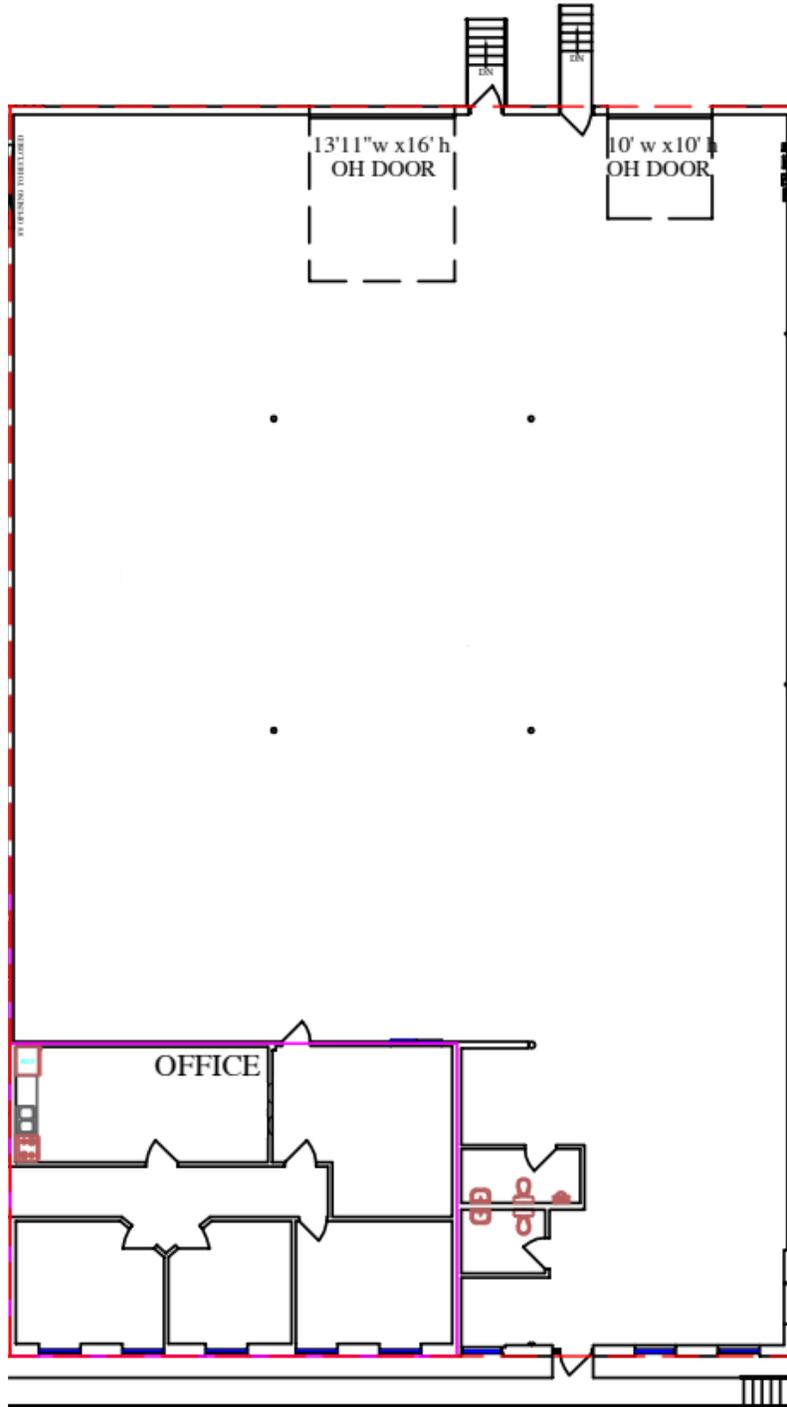
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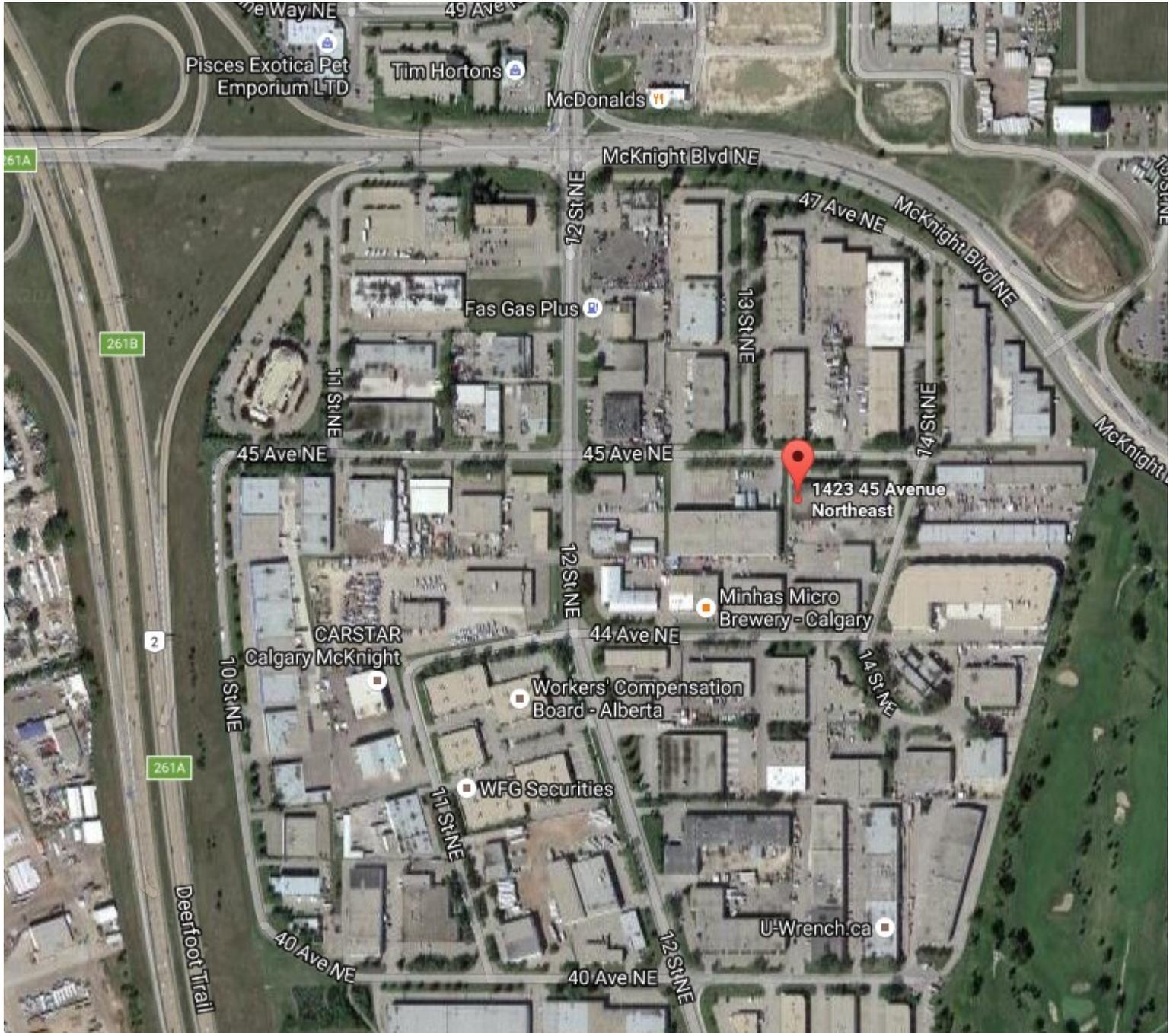
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