



**Kennington Properties Ltd.**

#140, 5050 106 Avenue SE Calgary, Alberta T2C 5E9

Phone: 403-215-0380

leasing@kennington.ca

## FOR LEASE | WAREHOUSE/OFFICE SPACE



### Bays F&G, 1423 45 Ave NE

Calgary, Alberta

AVAILABLE: January 1, 2026

#### Municipal Address

1423 45 Ave NE  
Calgary, Alberta

#### Legal Description

Plan 1159LK, Block 4 Lot 15

#### Zoning

I-G (Industrial General)

#### Area

6,130.6 sq.ft.

#### Operating Costs

\$5.71 / sq. ft. (2025 CAM & Tax)

#### Power

100A, 120/208V, 3 Phase

#### Ceiling Height

19'9" to 21'6"

#### Bay Dimensions

82'L x 49.5'W

#### Loading & Access

Dock Height 12'W x 12'H

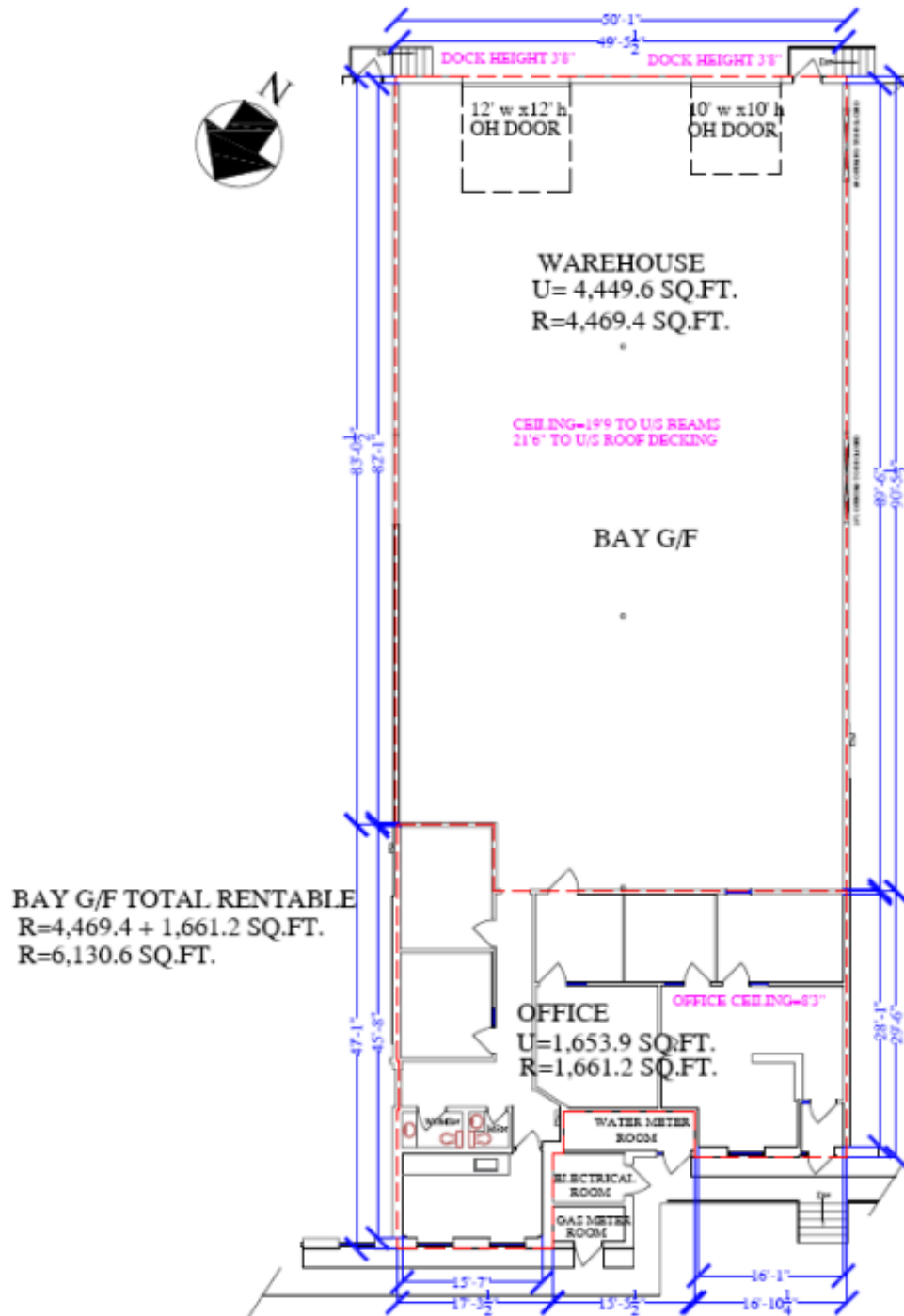
Dock Height 10'W x 10'H

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.



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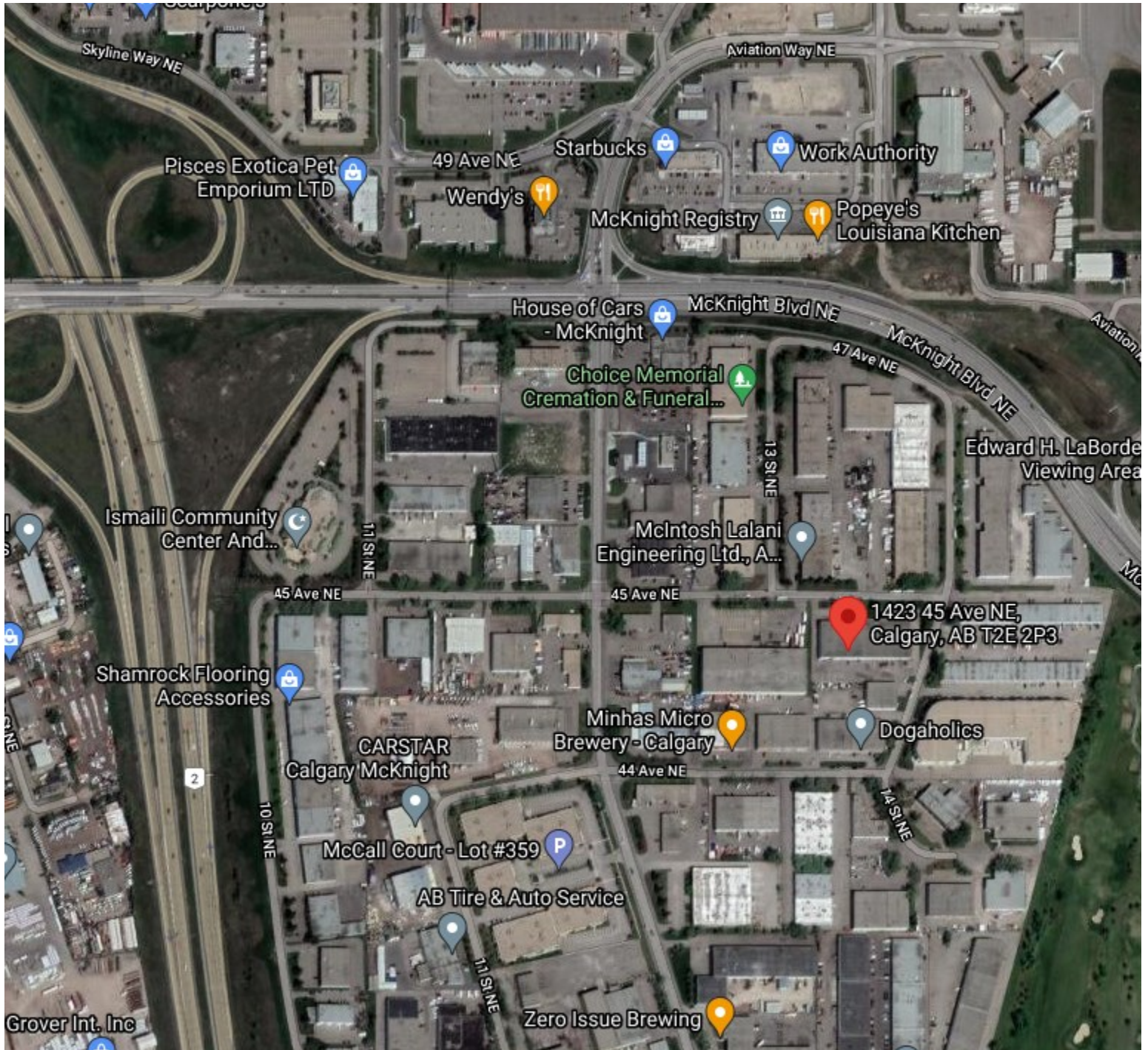
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