

FOR LEASE

2,304 SF INDUSTRIAL BAY



UNIT C

1120 - 44 AVENUE SE

CALGARY, AB



Lead Agents:

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PROPERTY DETAILS

District:	Highfield
Available Area:	± 2,304 sf
Office Area:	± 730 sf
Warehouse Area:	± 1,574 sf
Loading:	1 (10' x 12') drive-in door
Power:	100 Amp (TBV)
Ceiling Height:	18'
Zoning:	I-G (Industrial General)
Lease Rate:	\$13.50 psf
Op. Costs:	\$7.94 psf (2024 est.)
Available:	Immediately
Term:	3 - 5 years

Highlights

- Central location
- Clean, functional small bay industrial space
- Natural lighting in office space
- Ample street parking available
- Multiple access points
- Many nearby amenities with close proximity to retail
- No automotive uses will be permitted
- Proximity to Blackfoot, Deerfoot and Glenmore Trail





ENTRANCE



ENTRANCE/OFFICE



OFFICE

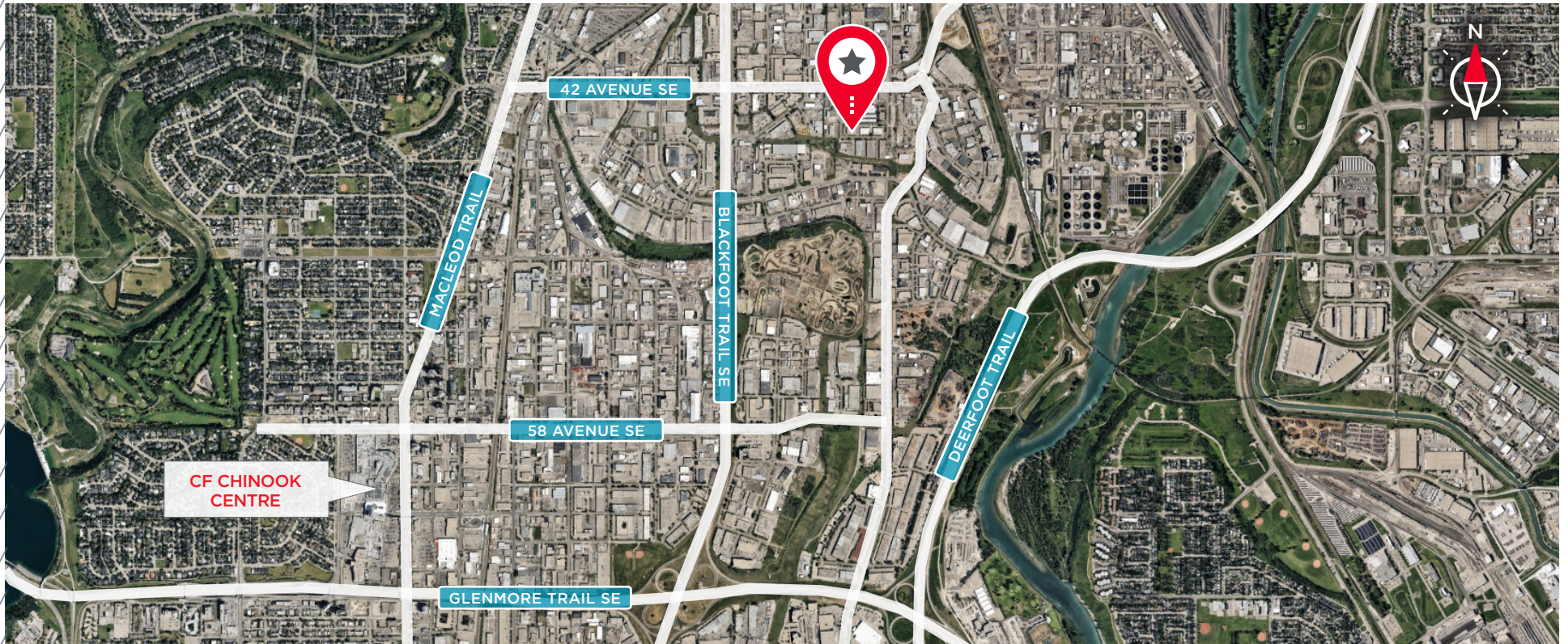


WAREHOUSE



WAREHOUSE

LOCATION MAP



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