

FOR LEASE

2,304 SF INDUSTRIAL BAY



UNIT E

1120 - 44 AVENUE SE

CALGARY, AB



Lead Agents:

SAM HURL

sam.hurl@cushwake.com

JORDAN LEBLANC

jordan.leblanc@cushwake.com

PROPERTY DETAILS

District:	Highfield
Available Area:	± 2,304 sf
Office Area:	± 800 sf
Warehouse Area:	± 1,504 sf
Bonus Mezzanine:	± 408 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



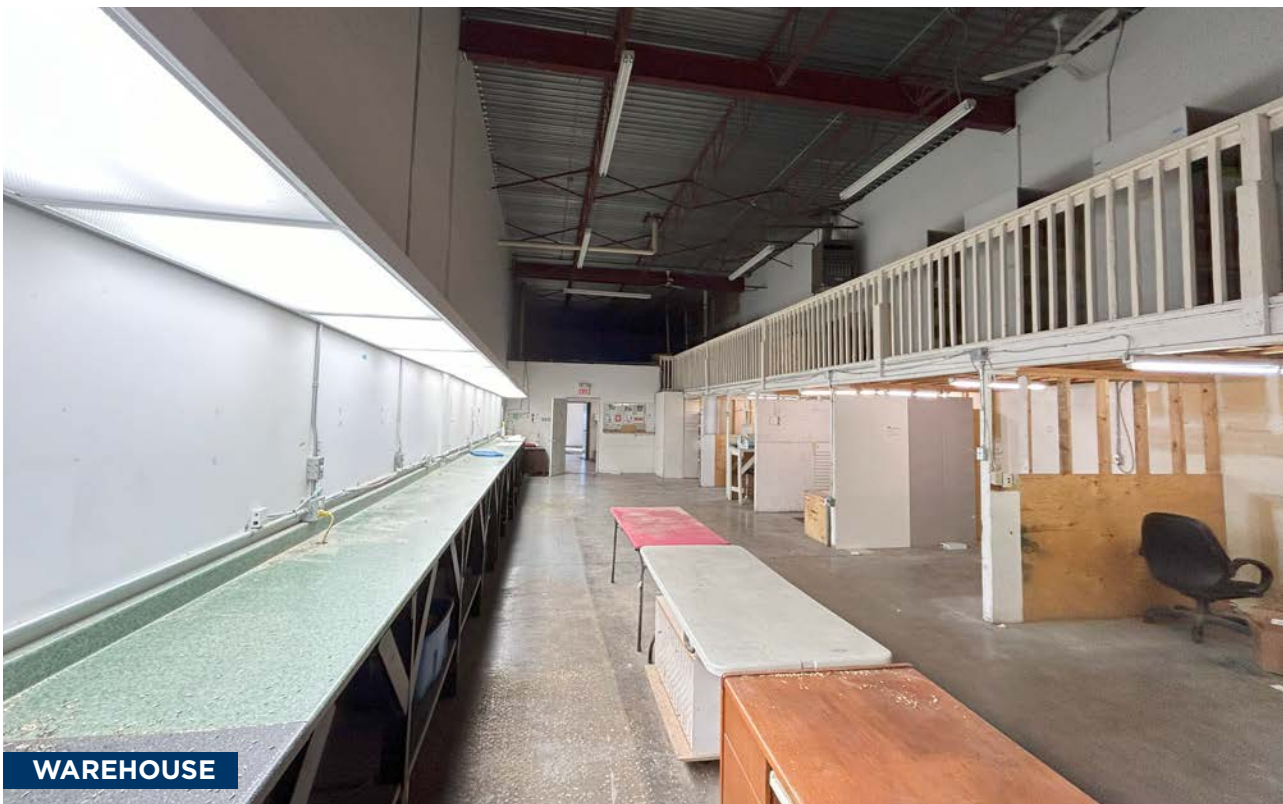
OFFICE



KITCHEN

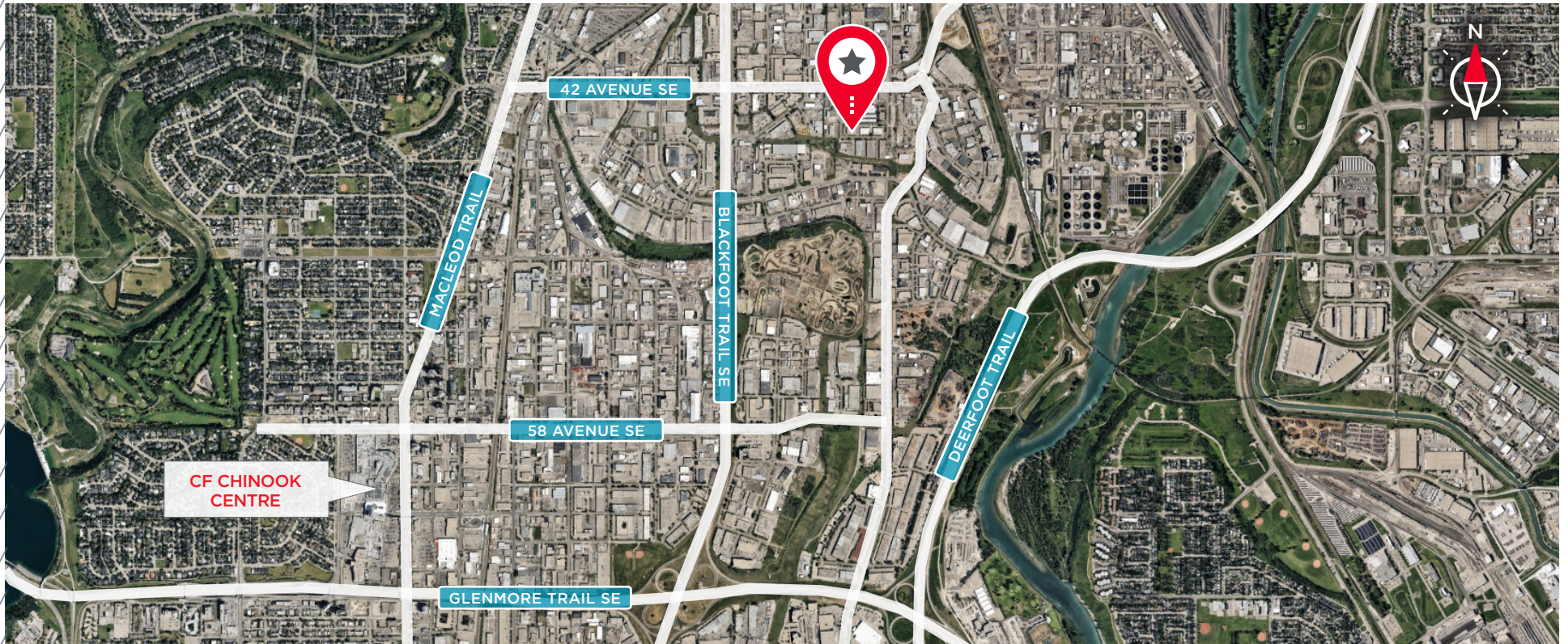


WAREHOUSE



WAREHOUSE

LOCATION MAP



SAM HURL
Associate
Industrial Sales & Leasing
D: 403 261 1115
C: 403 630 7215
sam.hurl@cushwake.com

JORDAN LEBLANC
Associate Vice President
Industrial Sales & Leasing
D: 403 261 1166
C: 403 660 5141
jordan.leblanc@cushwake.com

BRAD PILLING
Vice President
Industrial Sales & Leasing
D: 403 261 1121
C: 403 880 1419
brad.pilling@cushwake.com

BRENT JOHANNESSEN
Vice President
Industrial Sales & Leasing
D: 403 261 1116
C: 403 589 8600
brent.johannesen@cushwake.com

ZACK DARRAGH
Vice President
Industrial Sales & Leasing
D: 403 261 1120
C: 587 437 2595
zack.darragh@cushwake.com



CUSHMAN & WAKEFIELD ULC
250 - 6 Ave SW, Suite 2400
Calgary, AB T2P 3H7
cushmanwakefield.com