

FOR LEASE

4826 11 STREET NE, CALGARY, AB



Partnership. Performance.

PARTICULARS

Area Available:	Options up to 20,700 Sq Ft
Zoning	Industrial - Business (I-B)
Available:	Immediately
Ceiling Height:	14'
Loading:	Drive-in loading
Net Rent:	Market
Op. Costs:	\$4.40
Power:	TBV

COMMENTS

- Industrial Business (I-B) land use open to a variety of users and use types.
- Close proximity to McKnight Boulevard
- Easy access to Deerfoot Trail
- Exposure to 40,000 cars per day
- Barrier free access to building
- Signage opportunities
- Loading doors can be added as required
- Renovated in 2015
- Various demising options available



Doug Johannson, Principal
403.232.4314
Doug.Johannson@avisonyoung.com

Darcy Whalen, Senior Associate
403.554.8453
Darcy.Whalen@avisonyoung.com

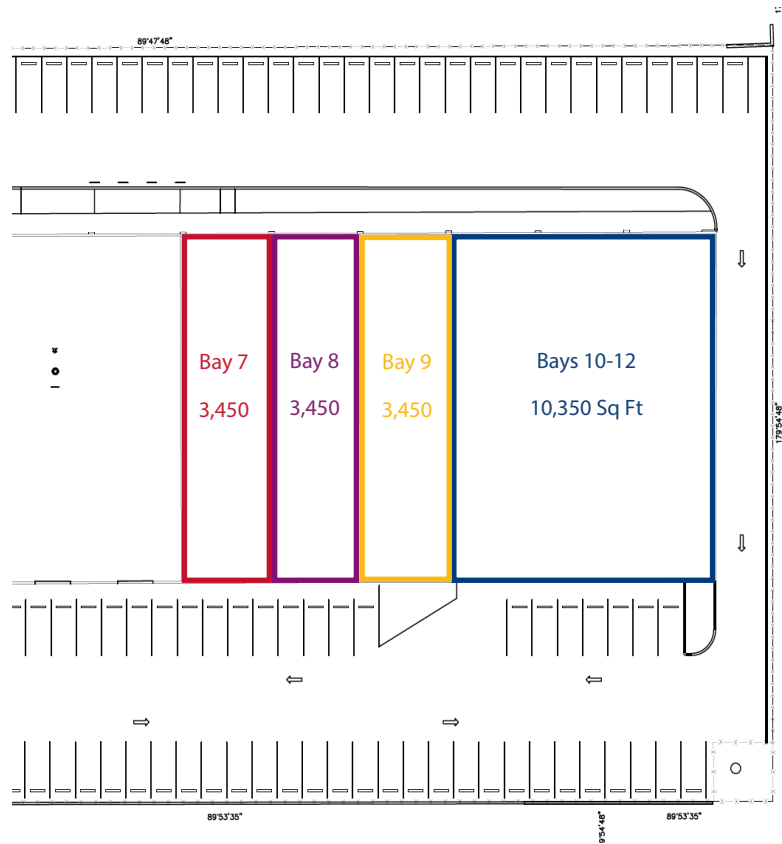
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Leasing Options:

- Bays 7-12: 20,700 Sq Ft
- Bays 7-9: 10,450 Sq Ft
- Bays 7-8: 6,900 Sq Ft
- Bay 7: 3,450 Sq Ft



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