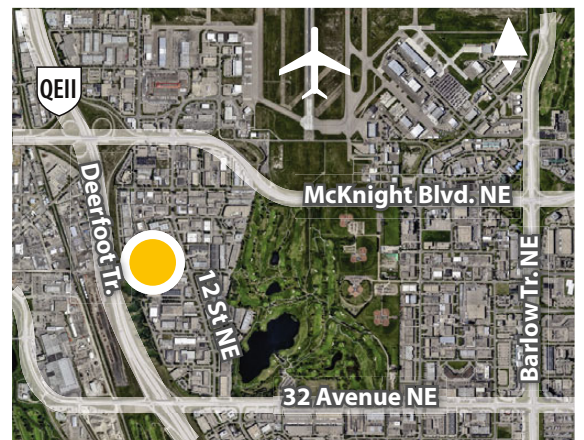


**LEASED**



## SHOP / WAREHOUSE IN McCALL FOR LEASE

1122 40 Avenue NE  
Calgary



**Luke Stiles**, SR. ASSOCIATE

c: 403-681-7810 • d: 587-393-9343 • [lstyles@barclaystreet.com](mailto:lstyles@barclaystreet.com)

**Darren Abrahamson**, SR. ASSOCIATE

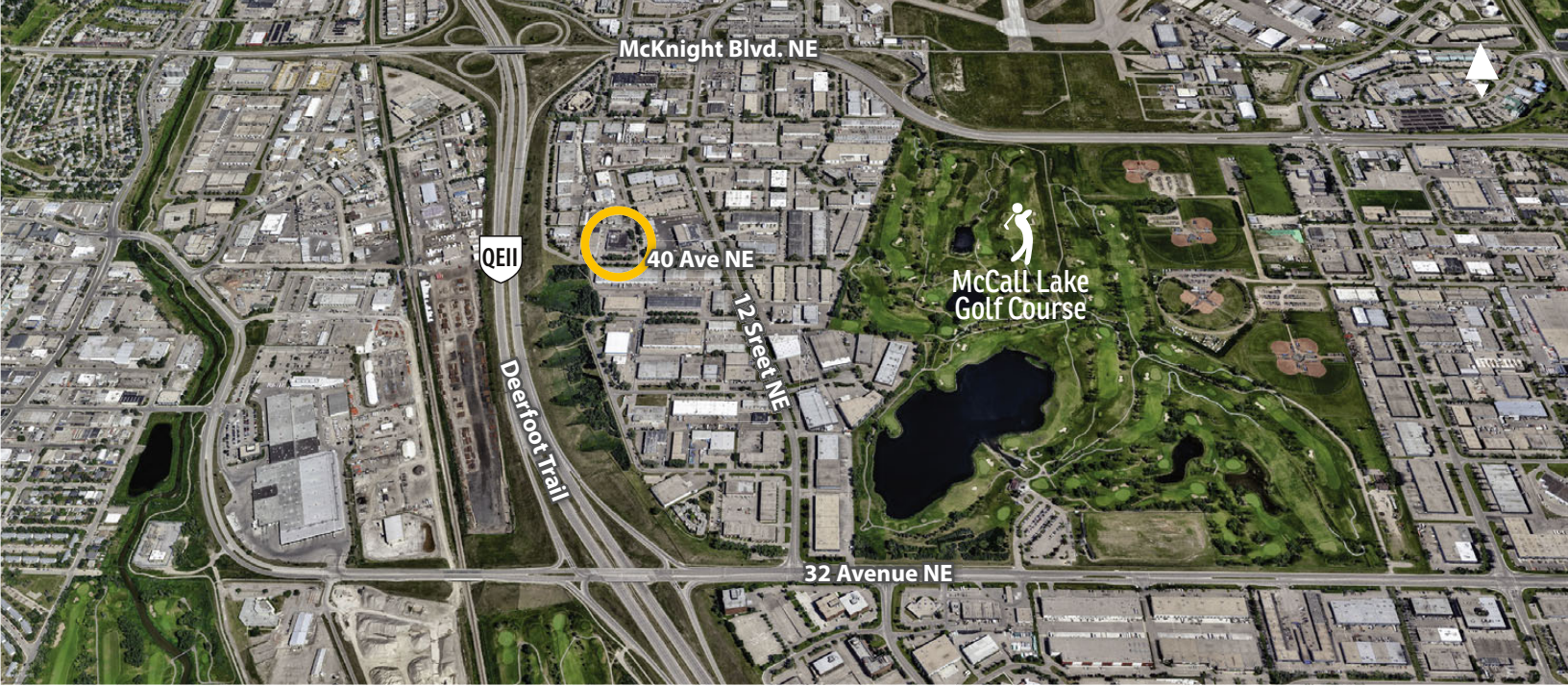
c: 403-813-7758 • d: 403-294-7156 • [dabrahamson@barclaystreet.com](mailto:dabrahamson@barclaystreet.com)

**Ryan McBride**, ASSOCIATE

c: 403-875-1042 • d: 403-294-7182 • [rmcbride@barclaystreet.com](mailto:rmcbride@barclaystreet.com)



LOCAL  
EXPERTISE  
MATTERS



- » Secured rear yard (non-exclusive).
- » Dust collection system available.
- » LED lighting.
- » Double row parking.
- » Excellent access to McKnight Blvd, 32 Avenue NE and Deerfoot Trail.
- » Numerous retail amenities in proximity.



## PROPERTY INFORMATION

ADDRESS: 1122 40 Avenue NE, Calgary

DISTRICT: McCall Industrial Park

ZONING: I-G (Industrial General)

AVAILABLE FOR LEASE:

~~2,144 sq. ft. — Unit 120D — LEASED~~

~~1,798 sq. ft. — Unit 120C — LEASED~~  
 • Equipped with spray booth.

LOADING: Unit 120D — 12' x 14' drive-in

CEILING HEIGHT (CLEAR): 18.5' (TBV)

POWER: TBV

PARKING: Double row parking

NOTE:

Opportunity for shared office premises in the building

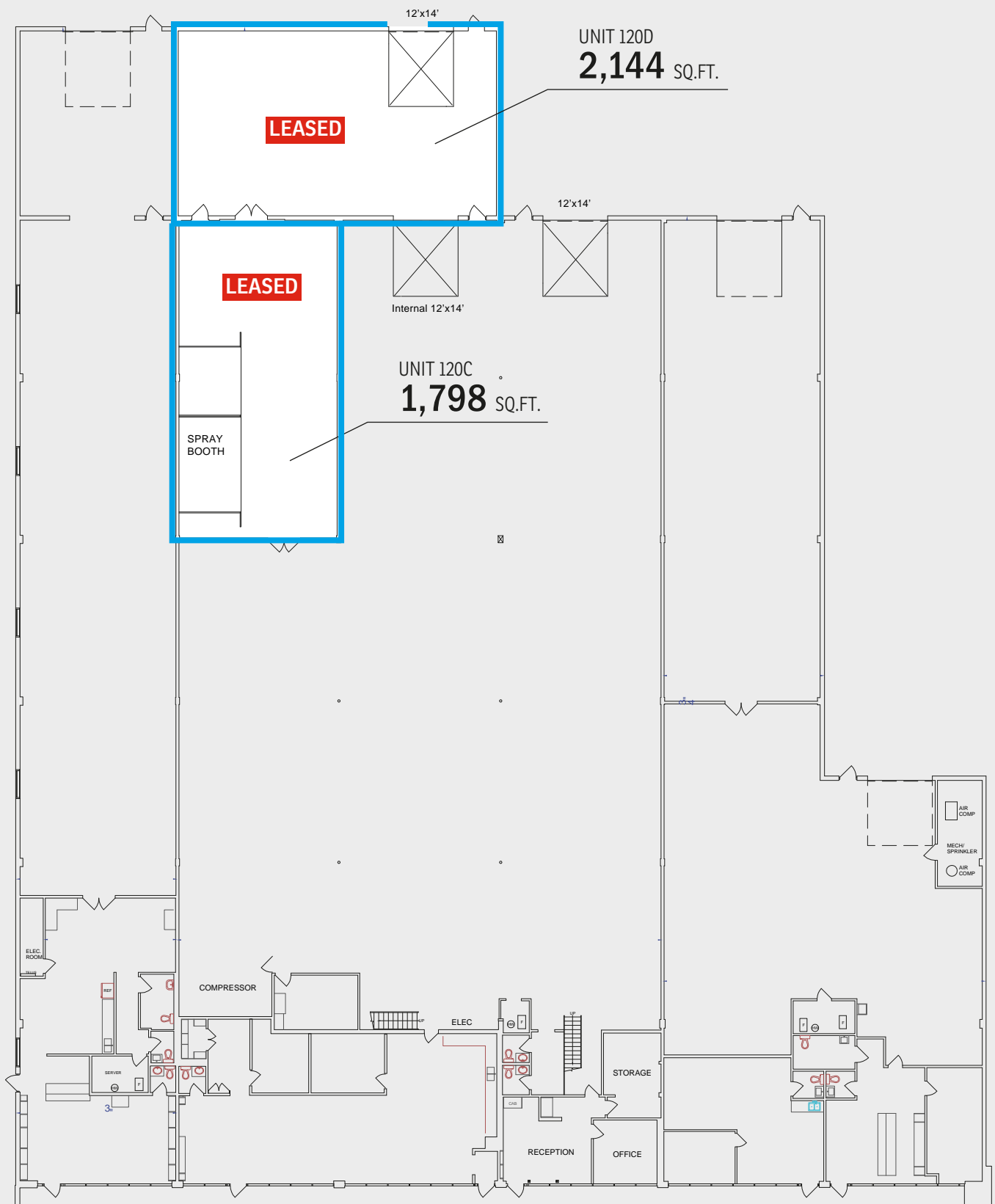


## LEASE INFORMATION

AVAILABILITY: September 1st, 2025

OP. COSTS AND TAXES: \$5.45 per sq. ft. (est.)

LEASE RATE: Market

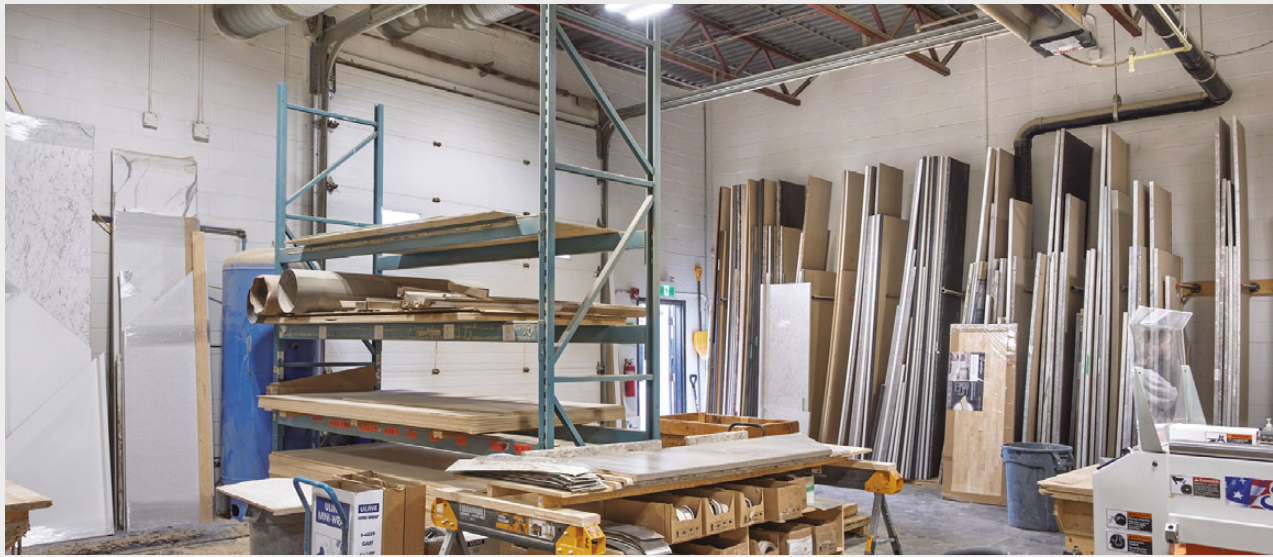


11TH STREET NE

PARKING

40TH AVENUE NE

UNIT 120D  
**2,144** SQ.FT.  
**LEASED**



UNIT 120C  
**1,798** SQ.FT.  
**LEASED**



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LOCAL EXPERTISE MATTERS