

# 4240 118 Avenue SE

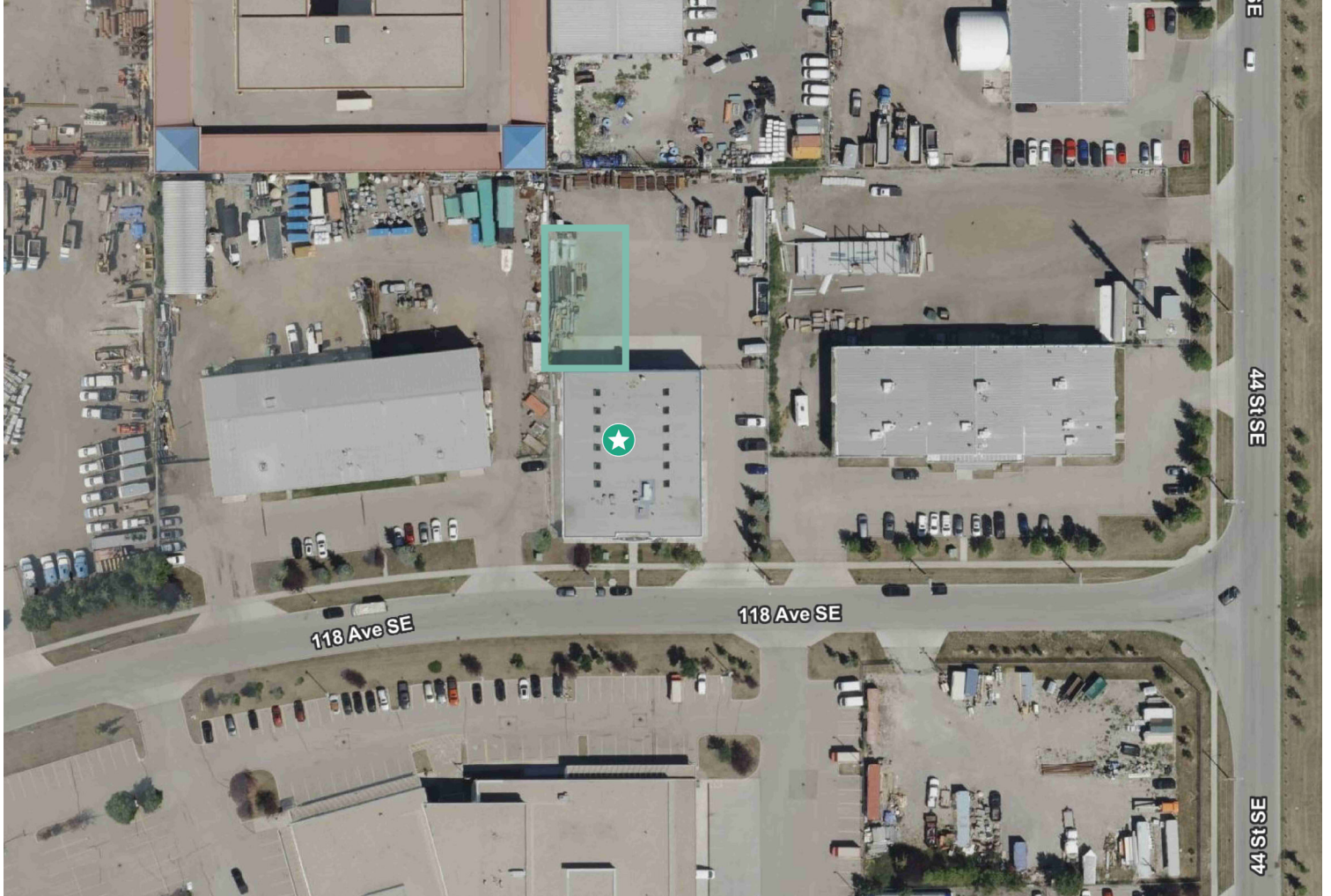
Calgary, Alberta

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Industrial Unit Featuring High End Office Build Out, Drive In Loading & Yard Potential



**4240 118 Avenue SE**  
 Calgary, Alberta | T2Z 4A4



<b>Unit Areas</b>	Main Floor Office:	±2,563 SF
	Second Floor Office:	±1,314 SF
	Warehouse:	±3,400 SF
	Total Rentable Area:	±7,277 SF
	*Bonus Mezzanine Area:	±1,250 SF

**Zoning** I-G (Industrial-General)

**Loading** 2 x Drive-in (16'x16')

**Ceiling Height** 23' Clear

**Power** 400 Amps

**Operating Costs** \$6.80 PSF (Taxes Included)

**Lease Rate** \$15.00 PSF

**Availability** May 2026

I-G

Zoning

\$6.80

Operating Costs (PSF)

\$15.00

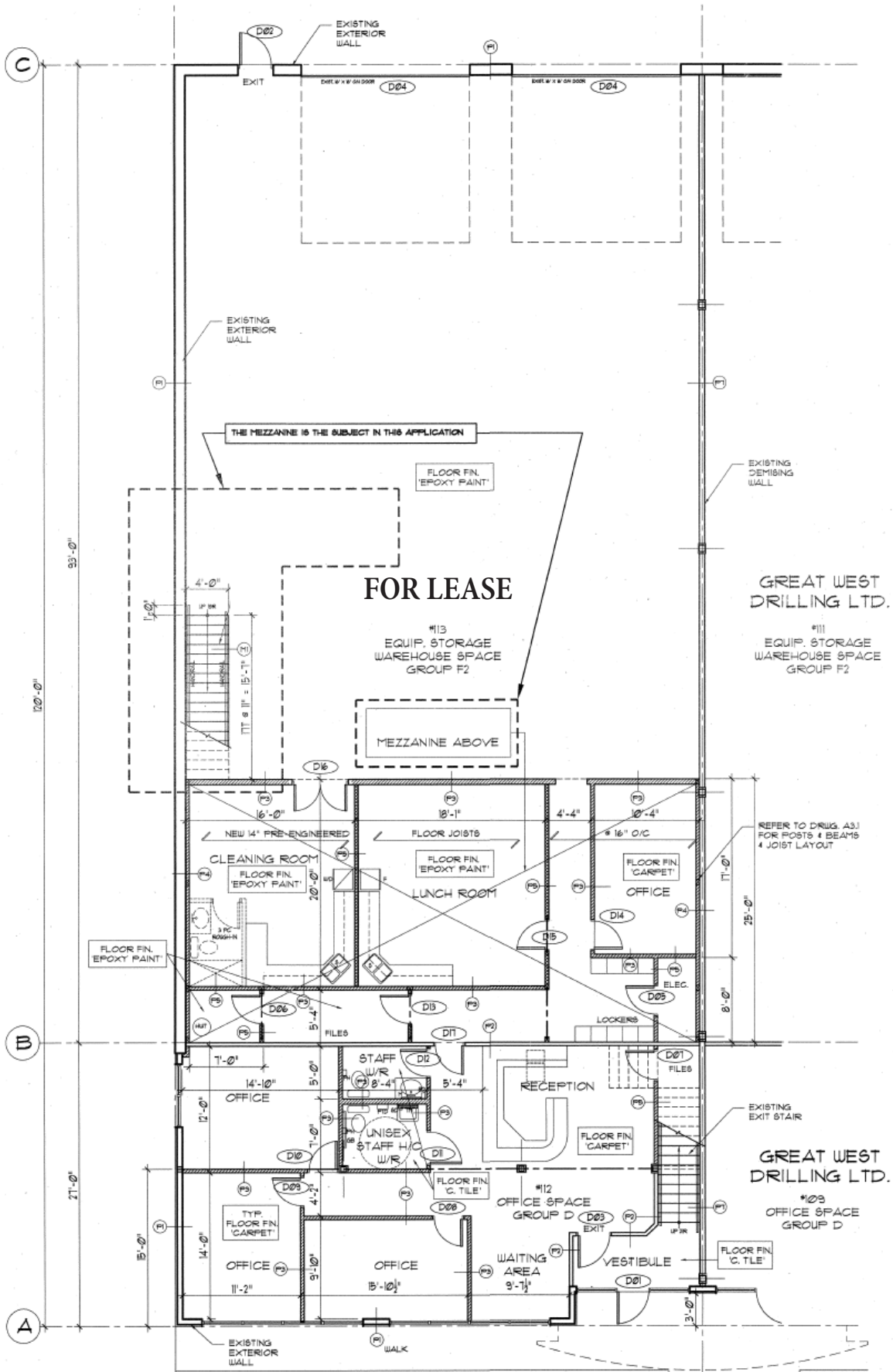
Lease Rate (PSF)

### Property Highlights

- + Well appointed office build out spanning two floors, complemented by a bonus mezzanine, a functional warehouse serviced by two drive in doors, and the potential for yard space.
- + Main floor includes four private offices (option to convert one into a boardroom), reception area, two washrooms, a lunchroom, and a lab space. The second floor offers open work areas, four additional private offices, and a clean work area integrated into the mezzanine.
- + Strategically located with quick and efficient access to major transportation routes.
- + Two tenant building with fenced and secured yard space.



Main Floor Plan

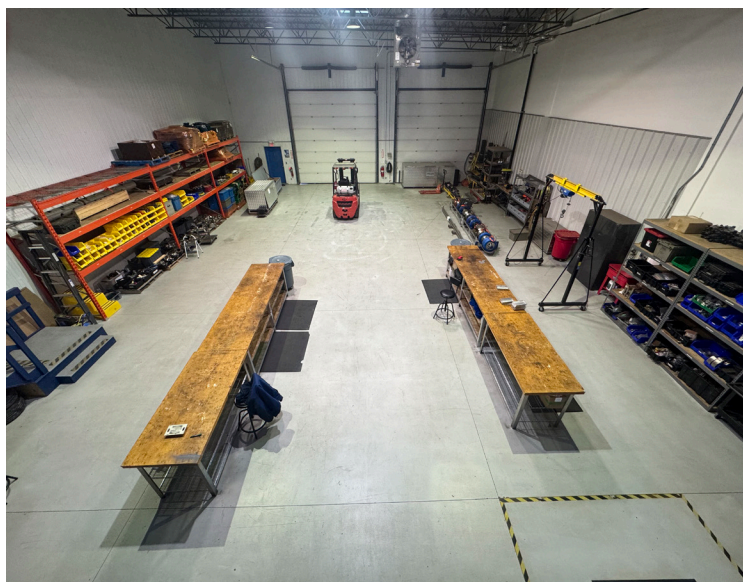


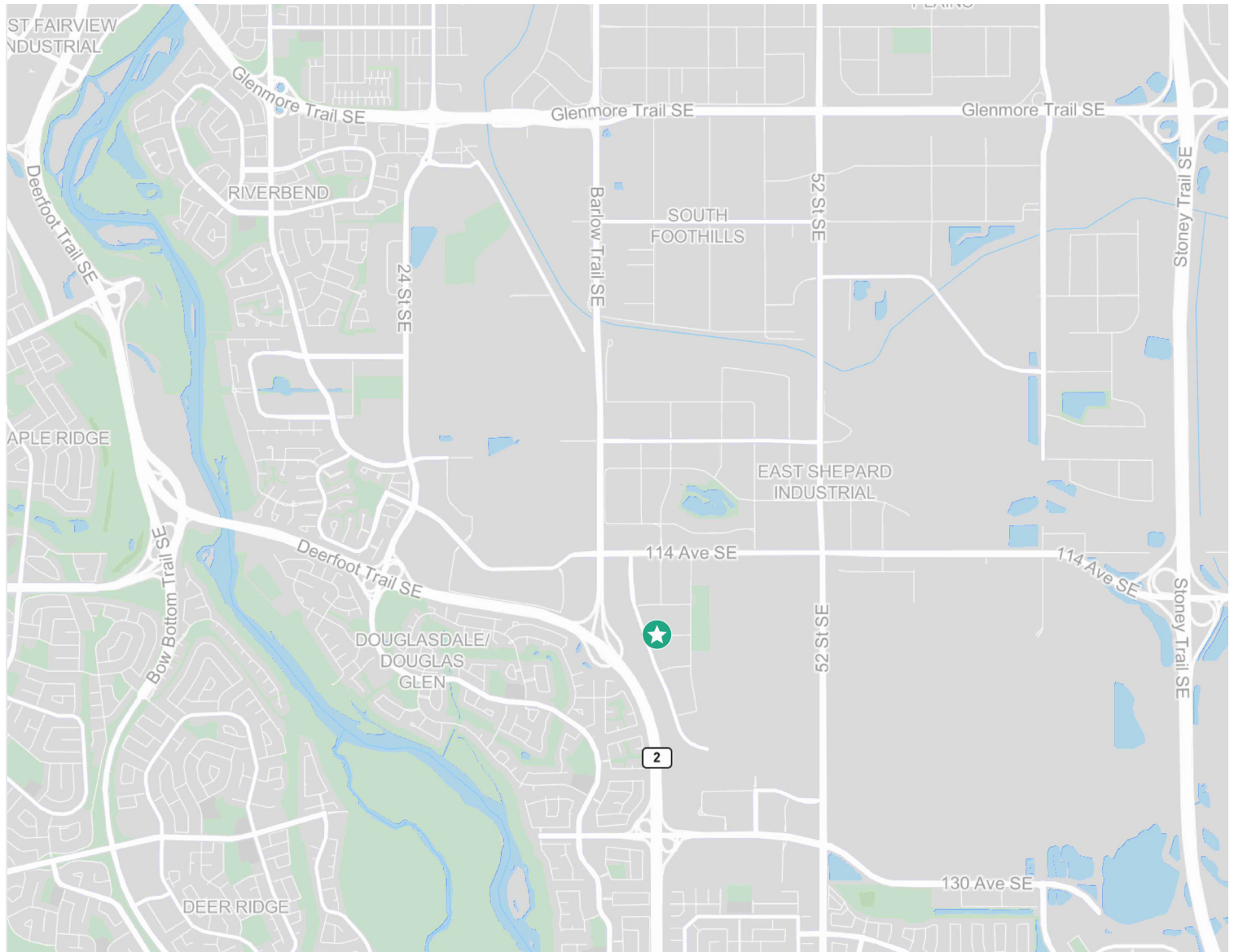


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For Lease

Interior & Exterior





## Contact Us

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