

**AVISON
YOUNG**

FOR LEASE

404 - 42 AVENUE SE

Calgary, AB



GET MORE INFORMATION

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RENTABLE AREA	SHOWROOM: ~5,850 sf WAREHOUSE: ~5,850 sf TOTAL: ~11,700 sf
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YARD AREA	1.95 Acres
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LOADING	1 x Drive-in (12'x14')
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POWER	200 amp, 120/208V, 3 phase
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CEILING HEIGHT	18' (TBV)
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LEASE RATE	Market
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OPERATING COSTS	\$9.88 psf
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AVAILABILITY	Immediate
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ZONING	I-G (Industrial-General)
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Prime central location with direct exposure onto 42nd Avenue S.E.



Ample secured yard space with multiple access points and full circulation around the property



1.95 Acres of partially paved and gravelled fenced yard available



Excellent parking ratio to accommodate employees and visitors



Superior transportation access to Macleod Trail S.E. and Blackfoot Trail S.E.



Convenient public transit access, with LRT and bus stops within walking distance



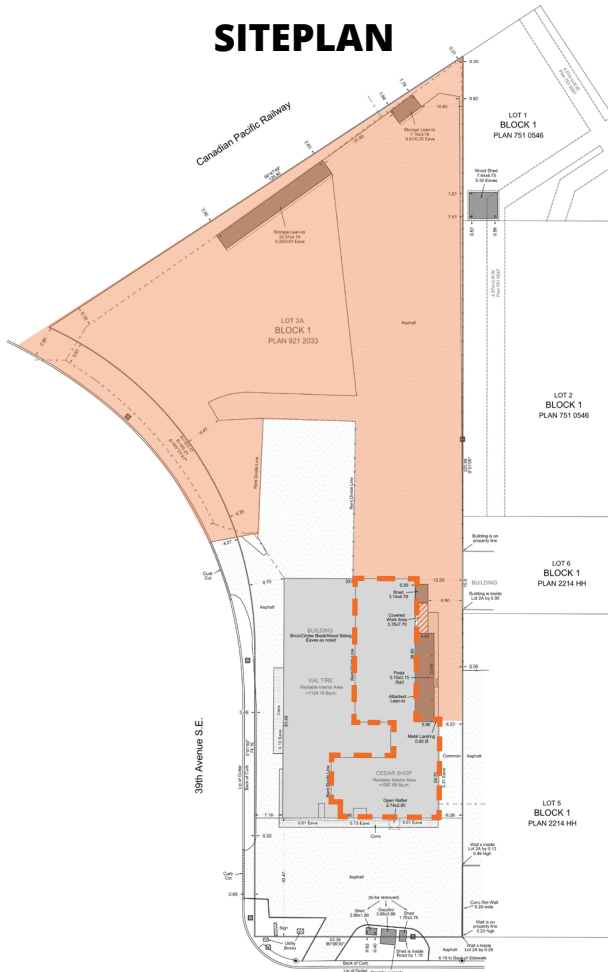
Potential for trailer parking, subject to configuration and requirements

DOWNTOWN
CALGARY

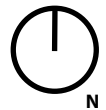
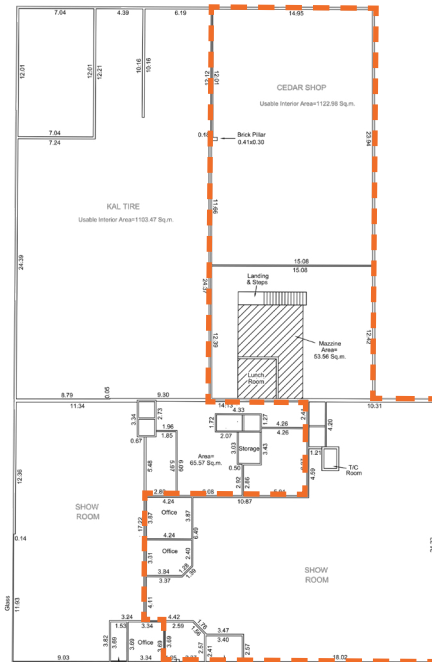


FOR LEASE

SITEPLAN



FLOORPLAN



FOR LEASE

12 MINUTES
to Downtown Core

20 MINUTES
to YYC Airport

404

42 AVENUE SE
Calgary, AB



39 AVENUE STATION

42 AVENUE SE

42 AVENUE SE

7 MINUTES
to Glenmore Trail

DRIVE TIMES

12

minutes
6.4 km to
Downtown Core

20

minutes
20.9 km to
YYC International Airport

1

minute
600m to
Blackfoot Trail

7

minutes
3.0 km to
Glenmore Trail

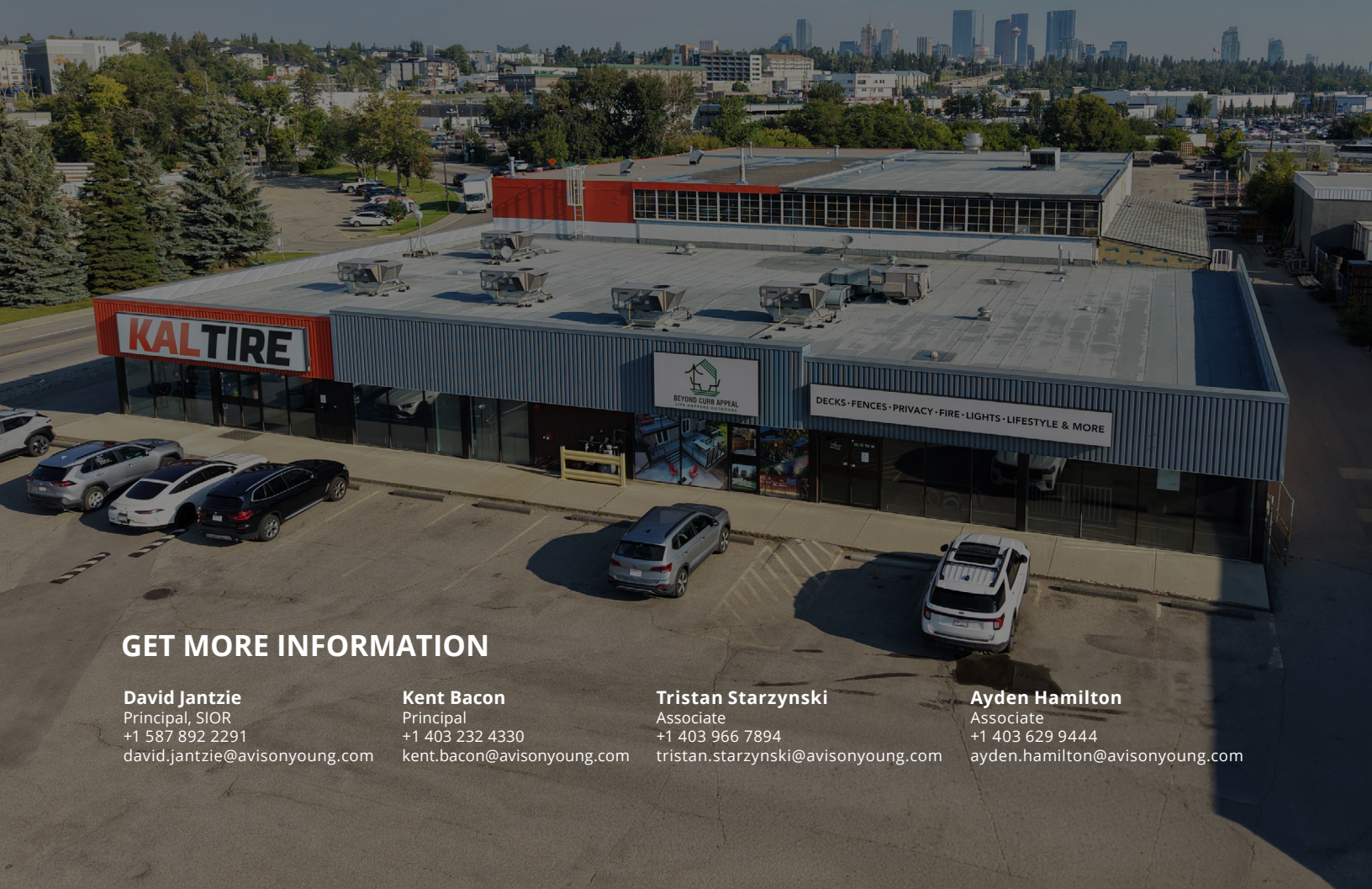
NEARBY AMENITIES

1. Carl's Jr.
2. Taj Mahal Restaurant
3. Gogi Korean BBQ
4. A&W
5. Popeye's Louisiana Kitchen
6. The Great Greek Mediterranean Grill
7. The Burger Mechanic
8. McDonald's
9. Tim Hortons
10. Born Brewing Co.
11. Cabin Brewing Company
12. Pretty Sweet Bakeshop
13. Coco Brooks Highfield
14. Subway
15. Jane Bond BBQ

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Platinum member

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