FOR LEASE

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

1201 - 42nd Avenue SE, Bay F, Calgary, AB

10,200 sq. ft. Central Location with Low Op. Costs



Newly Upgraded

Drive-in Door

Central Location

HARVEY ARONOVICH
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5040 - 12A Street SE | Calgary, AB T2G 5K9 | lee-associates.com/calgary

PROPERTY DETAILS

AVAILABLE AREA:
10,200 sq. ft.

NET LEASE RATE:
$10.00 per sq. ft. per annum
year 1, with annual escalations

OPERATING COSTS:
$5.95 per sq. ft. (est. TBV)
(incl. Gas, Water & Sewer)

AVAILABLE:
30 Days Notice

DISTRICT:
Manchester Industrial

ZONING:
(I-G) Industrial General

CEILING HEIGHT:
16′ (TBV)

ELECTRICAL:
400 amps, 120/208 volts

LOADING:
1 - 10′ x 14′ Drive-in Door
1 - 8′ x 14′ Dock Door







COMMENTS:

» Ideal Central Location

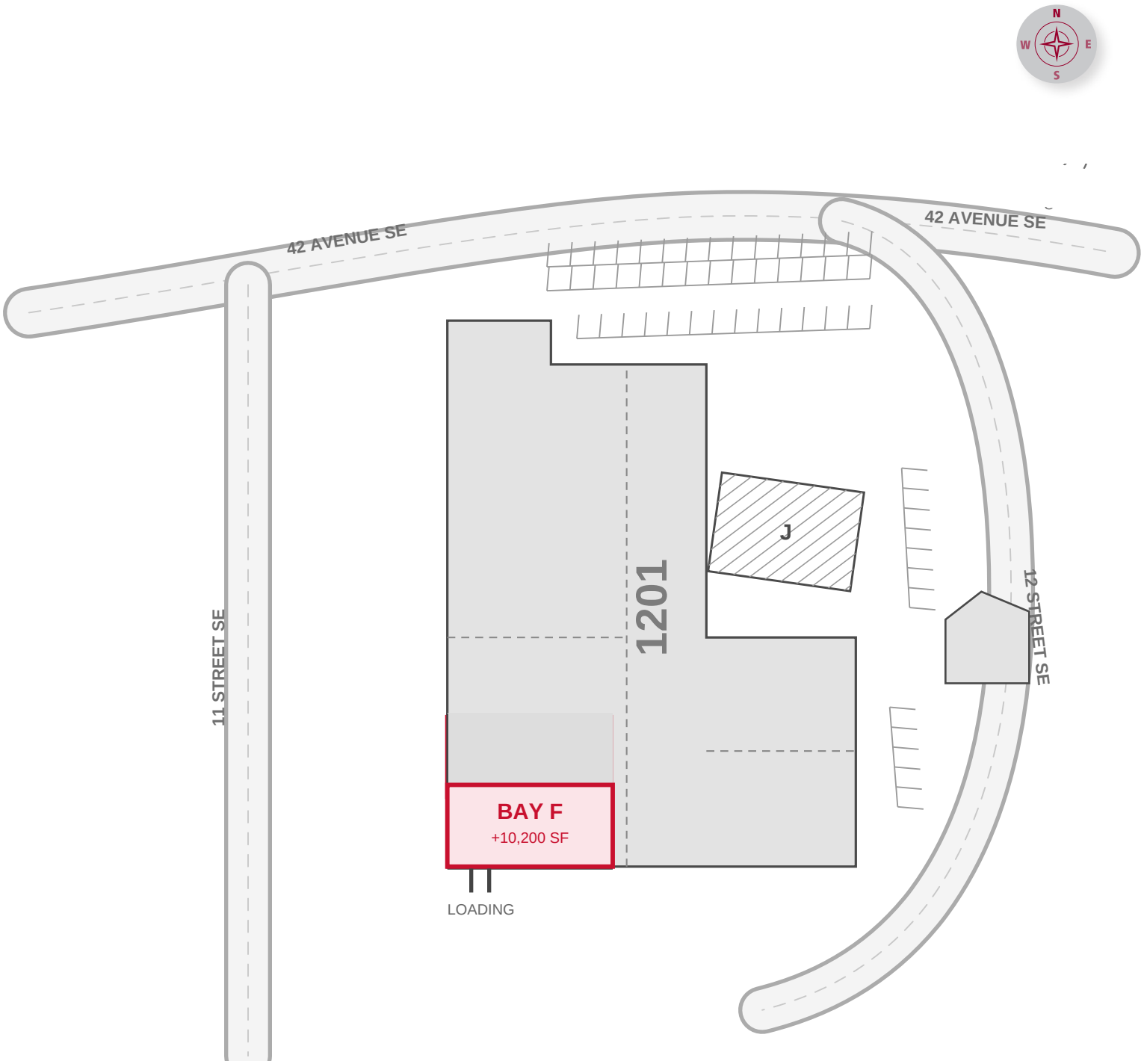
» Wide bay width

» Low operating costs

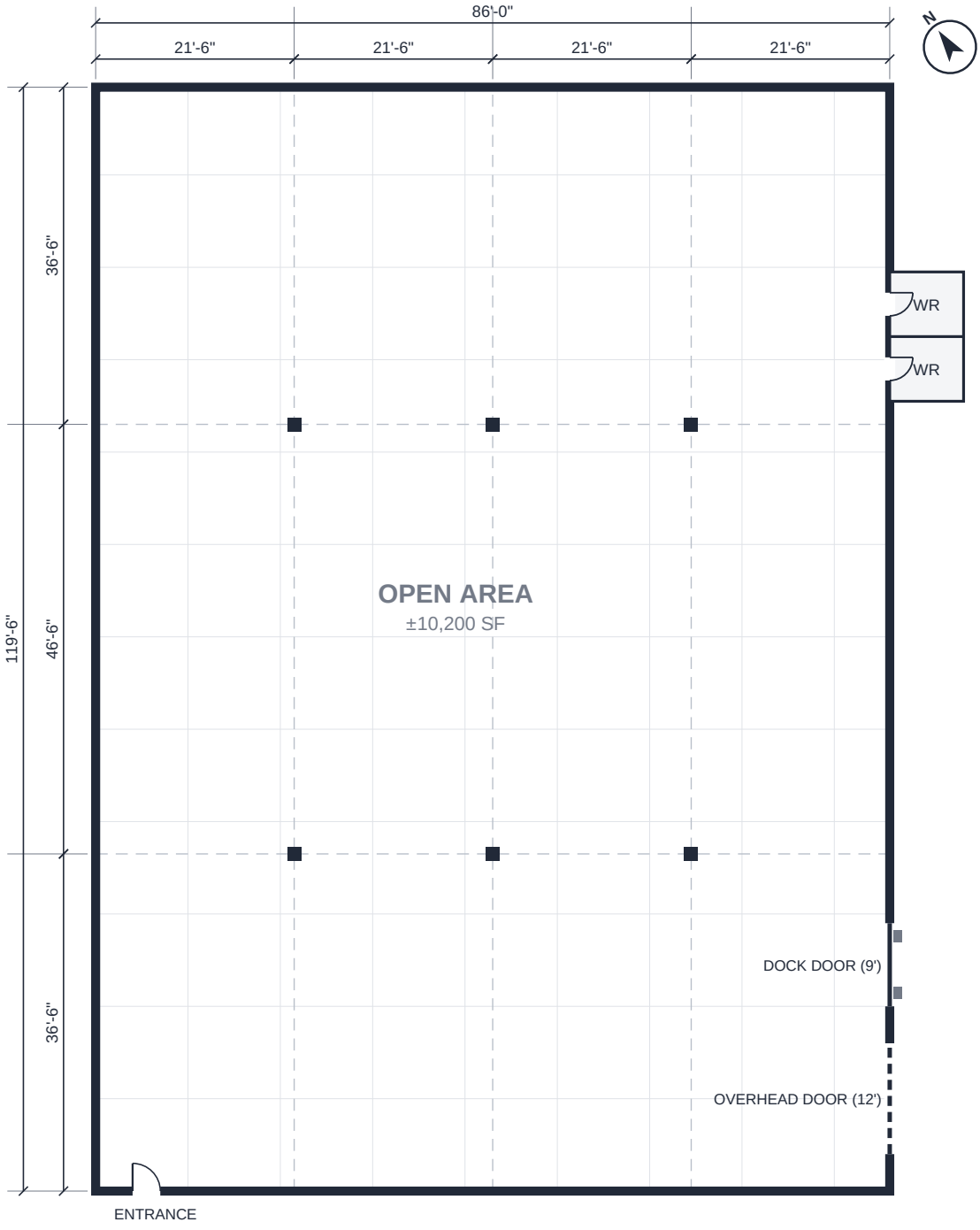
» Ample parking on site

» Close proximity to major transportation routes: Blackfoot Trail, Glenmore Trail and Deerfoot Trail

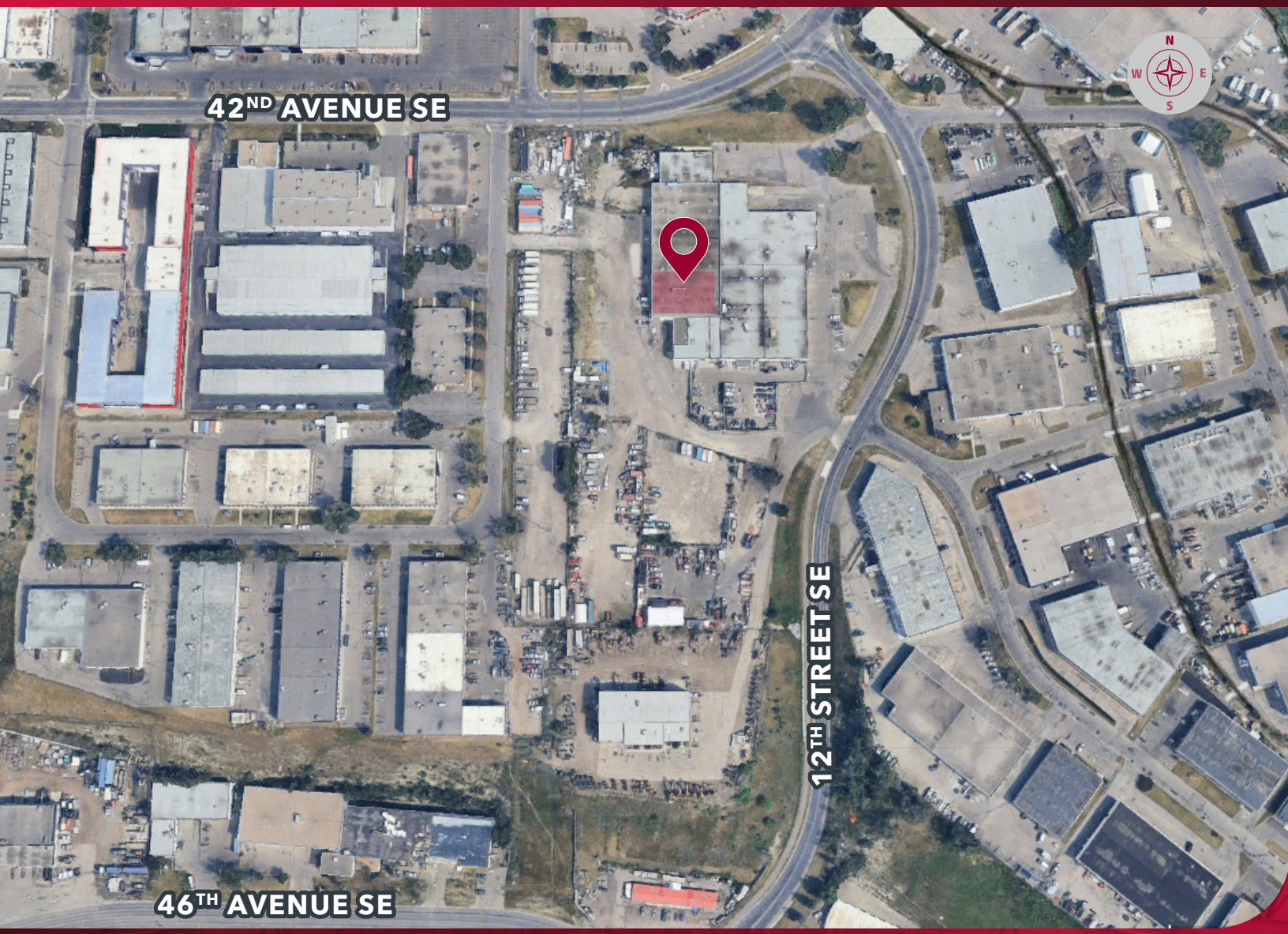
SITE PLAN


N
W
E
S
42 AVENUE SE
42 AVENUE SE
11 STREET SE
12 STREET SE
1201
J
BAY F
+10,200 SF
LOADING

FLOOR PLAN


86'-0"
21'-6"
21'-6"
21'-6"
21'-6"
N
119'-6"
36'-6"
46'-6"
36'-6"
WR
WR
OPEN AREA
±10,200 SF
DOCK DOOR (9')
OVERHEAD DOOR (12')
ENTRANCE

LOCATION



CONTACT US

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