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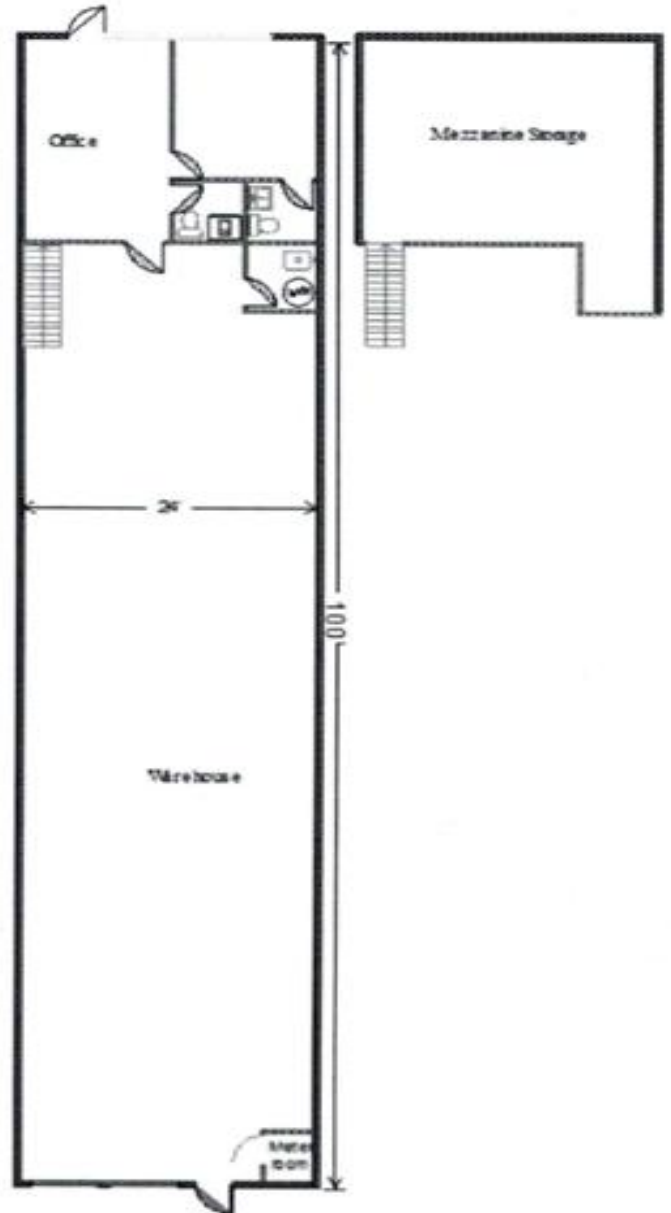
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4604 – 13th Street NE, Bay 2

- Subdivision:** McCall Business Park
- Zoning:** Industrial General (I-G)
- Loading Door:** Drive-In (10'x 10')
- Power:** 125 Amps, 240 Volt, 3Ph (TBV)
- Ceiling Height:** 18' Clear (tbv)
- Office:** 400+/- Square Feet
- Warehouse:** 2,000+/- Square Feet
- Total:** 2,400+/- Square Feet
- Lease Rate:** \$15.00/SqFt/Annum
- Operating Cost:** \$6.50/SqFt (\$1,300/Month)
- Term:** 5 Years
- Availability:** **January 2027**

Highlights:

- Small Bay opportunity with small air-conditioned office plus developed mezzanine with kitchenette, although assume to not be to code, hence at no additional cost.
- LED lighting in shop & office
- 25'x45' Unfenced yard space available.
- Good truck marshalling with rear yard area being 120' in depth.
- Quick access to 12th Street, McKnight Blvd, 32nd Ave and Deerfoot Trail NE.
- Close to restaurants, 5 min to Calgary International Airport, 15 min to Downtown Calgary.



Click or type for **YouTube** Virtual tour:
<https://youtu.be/CNklqsrAias>