

High Exposure, A-Class Showroom / Warehouse Space



#109 & 117

FOR LEASE #109-117, 630 - 46 AVENUE NE
McKnight Corporate Centre

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**AVISON
YOUNG**

FOR LEASE

McKnight Corporate Centre

Address	#109-117, 630 46 Avenue NE	
District	Greenview Industrial Park	
Zoning	DC 1-2 (light industrial)	
Unit Size	Unit #109	4,343 sf
	Unit #117	19,882 sf
	<i>Showroom</i>	10,333 sf
	<i>Warehouse</i>	9,549 sf
	Total Size	24,225 sf
Bonus Mezz	4,712 sf of bonus concrete mezzanine	
Loading	4 Drive-In Doors (14'H x 12'W)	
Clearance	22' 6"	
Power	600 A, 347/600 V, 3 Phase	
Parking	Scramble	
Availability	February 1, 2025	
Net Rent	\$20.00 psf	
Op. Costs	\$7.30 psf + mgmt fee	

Avison Young is pleased to offer 24,225 square feet of prime industrial space for lease at McKnight Corporate Centre. This end-cap unit features a built out showroom space at the front and a warehouse area with a clear height of 22'6". The property includes a large truck court, facilitating efficient parking and loading operations. Two pylon signs on McKnight Blvd available.



High-glazing windows throughout two sides of the premises.



Fully sprinklered throughout the unit.



Prominent signage opportunity along McKnight Boulevard NE.



Direct exposure to over 60,000 vehicles per day on McKnight Boulevard NE (slow moving traffic).



One MUA (make-up air unit) and six RTU (roof top units) installed throughout the premises.

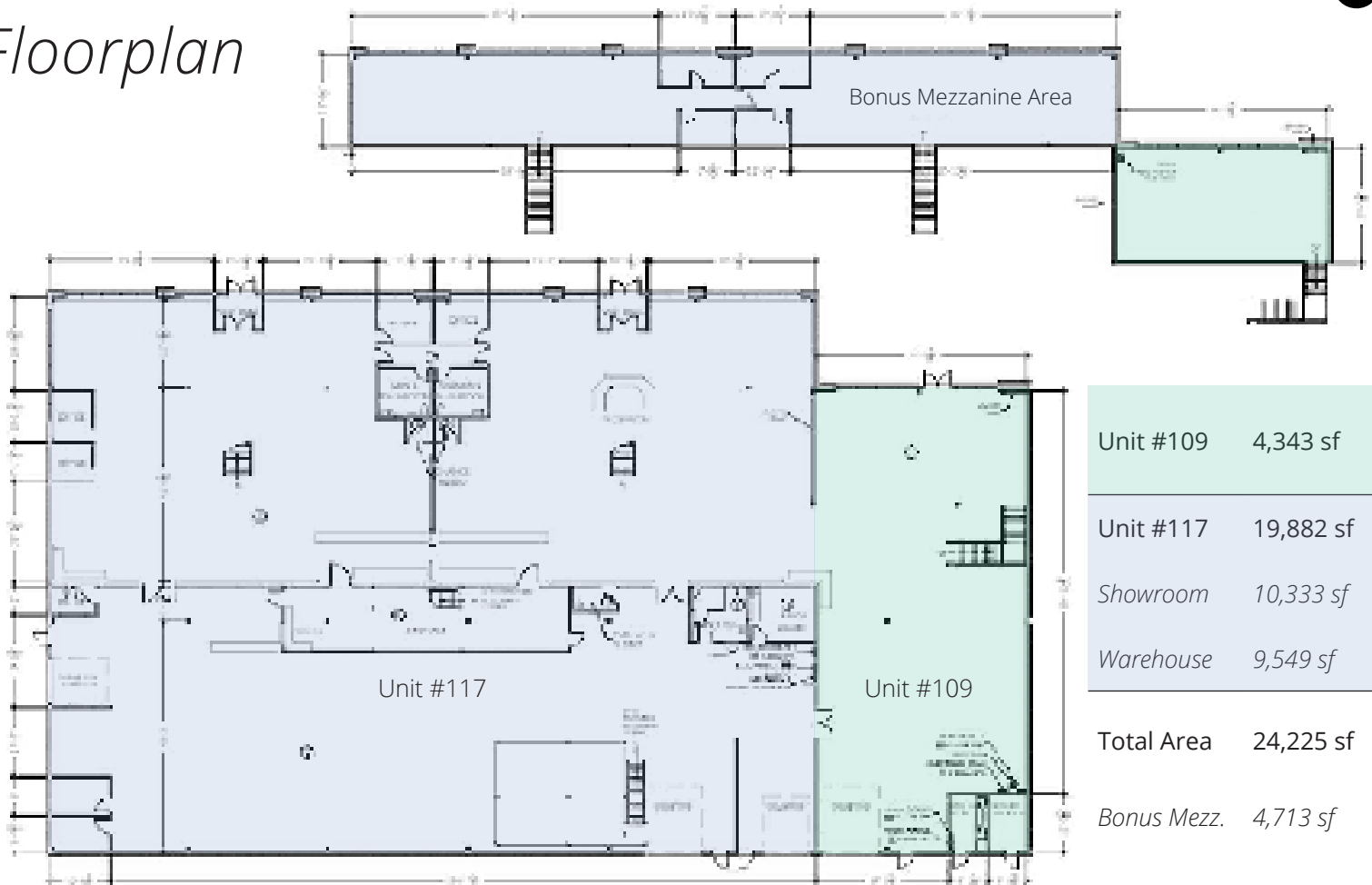


Trench drain and sump installed throughout rear portion of the warehouse.





Floorplan



Showroom / Mezzanine



Showroom / Mezzanine



Rear Warehouse

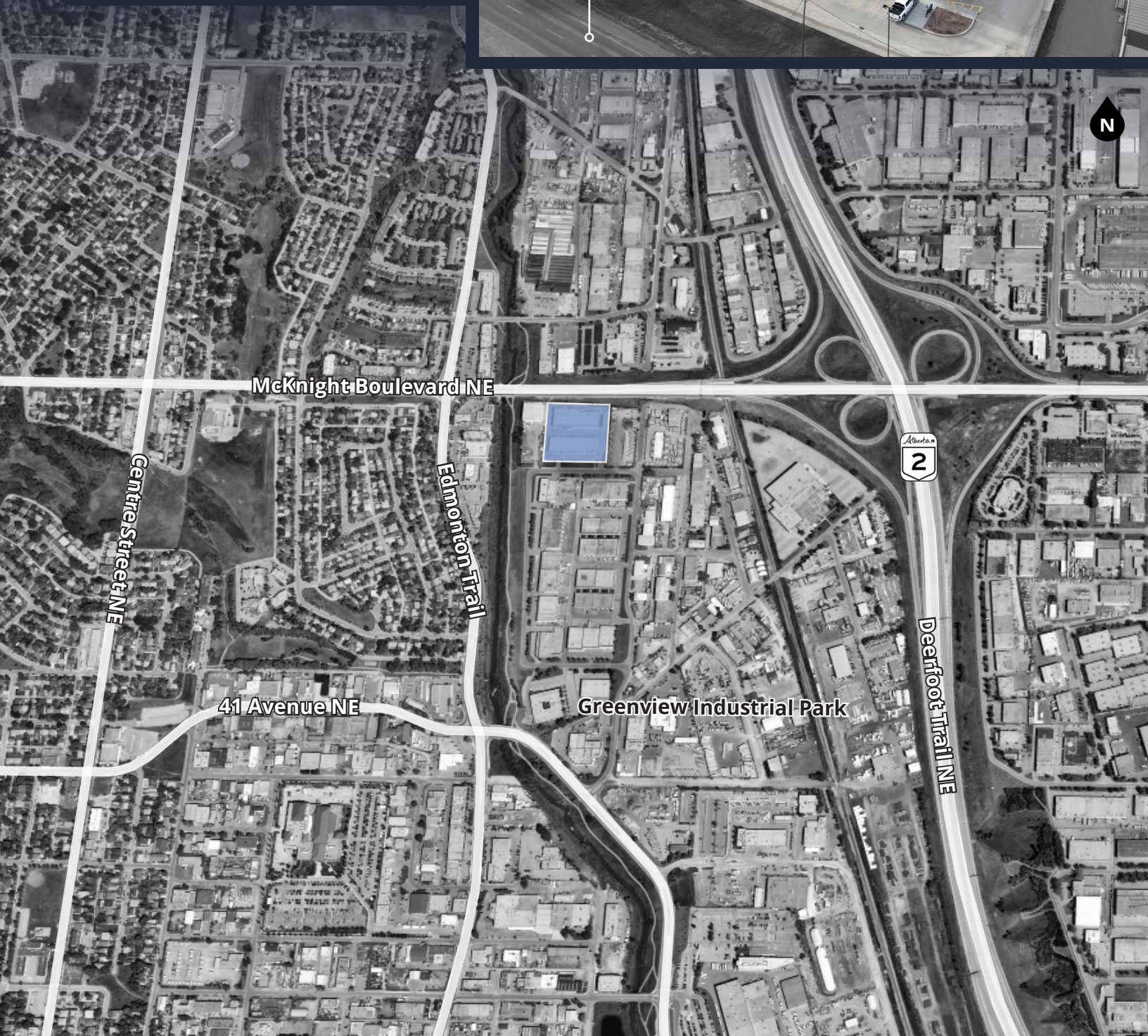


Front Warehouse



Location

Strategically situated just off Deerfoot Trail NE and McKnight Boulevard, this location offers quick and convenient access for all clientele. McKnight Boulevard also provides high visibility to slow-moving traffic. Centre Street and Edmonton Trail NE offer direct routes to Downtown Calgary. Additionally, this site features a variety of amenities and generously sized laneways for trucking / loading operations.





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