



Calgary SMI Commercial
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FOR LEASE

1112 – 40th Avenue NE, Bay 4



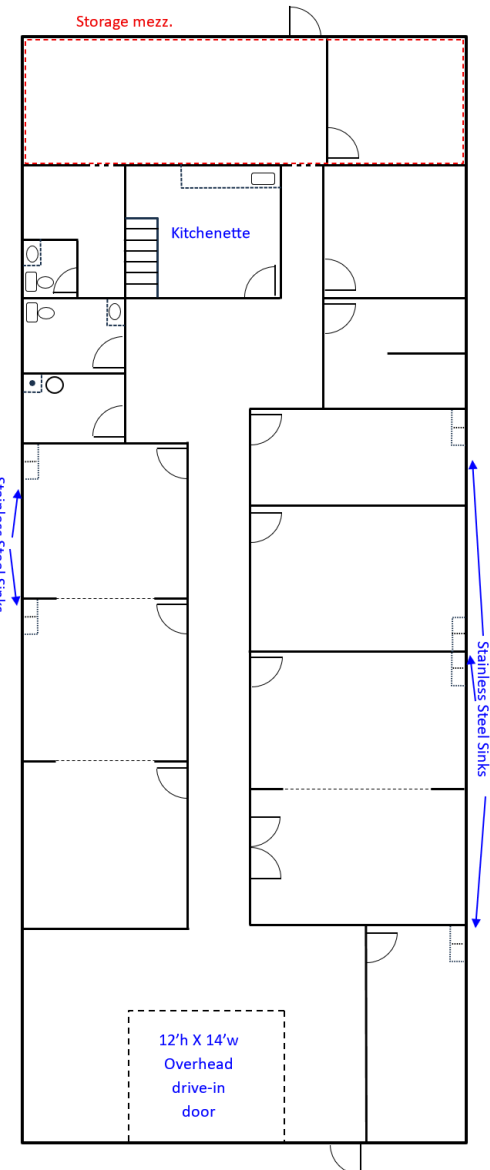
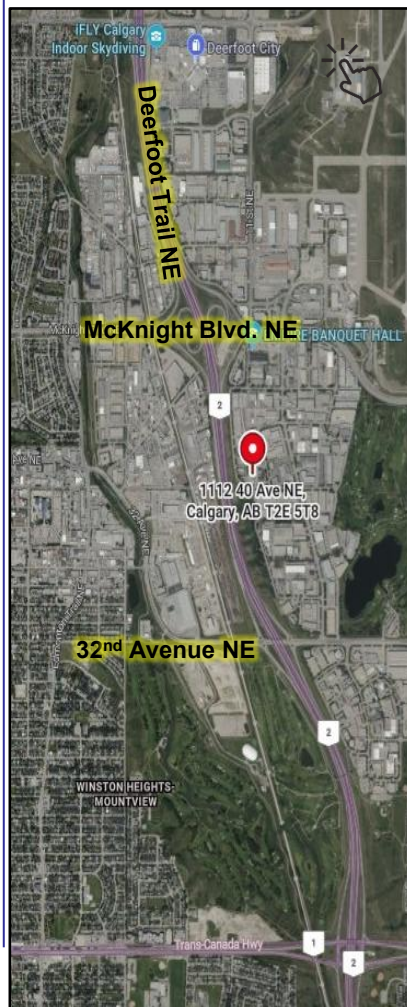
SMI Commercial – Industrial Division

Zoning:	I-G (Industrial General)
Loading Doors:	Drive-In (1) 12'x 14'
Ceiling Height:	18'+/- Clear
Power:	100 - 200 Amps (tbv)
Net Rent:	\$14.00/sf \$4,666.67/Month
Operating Costs:	\$6.50/sf, \$2,166.67/Mth includes water & sewer
Total Size:	4,000+/- Square Feet
Warehouse:	600+/- SqFt
Office/Showroom:	3,400+/- SqFt
Mezzanine:	400+/- SqFt at no charge
Available:	15 Days–Pending Renovations
Term:	5 Years, Negotiable

HIGHLIGHTS:

- Industrial bay currently built-out with mostly office and research space plus a small warehouse component with drive-in loading.
- Warehouse component can be expanded
- HVAC (Heating Ventilation Air Conditioning) throughout the entire bay.
- Parking available at the front and rear of building.
- 15 minutes to Downtown Calgary and 10 minutes to Calgary International Airport.
- Quick easy access to Deerfoot Trail and McKnight Blvd via 12th Street NE.
- Bus route only 2 blocks away, on 12th Street NE.

Click or type for
 YouTube
Virtual tour:
<https://youtu.be/qzxB4BIWFO4>



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