



Calgary SMI Commercial
Real Estate Limited
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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:** 200A, 250V, 3Ph (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:** 30 Days – Pending renos
- Term:** 5 Years, Negotiable

HIGHLIGHTS:

- Industrial bay currently built out with mostly office and lab plus a small warehouse component with drive-in loading.
- Possible option for larger warehouse component
- Best suited for a lab or research Use currently.
- 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
 Virtual tour:
<https://youtu.be/qzxB4BIWFO4>



Floorplans Pending - may not be exactly as illustrated or to scale

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