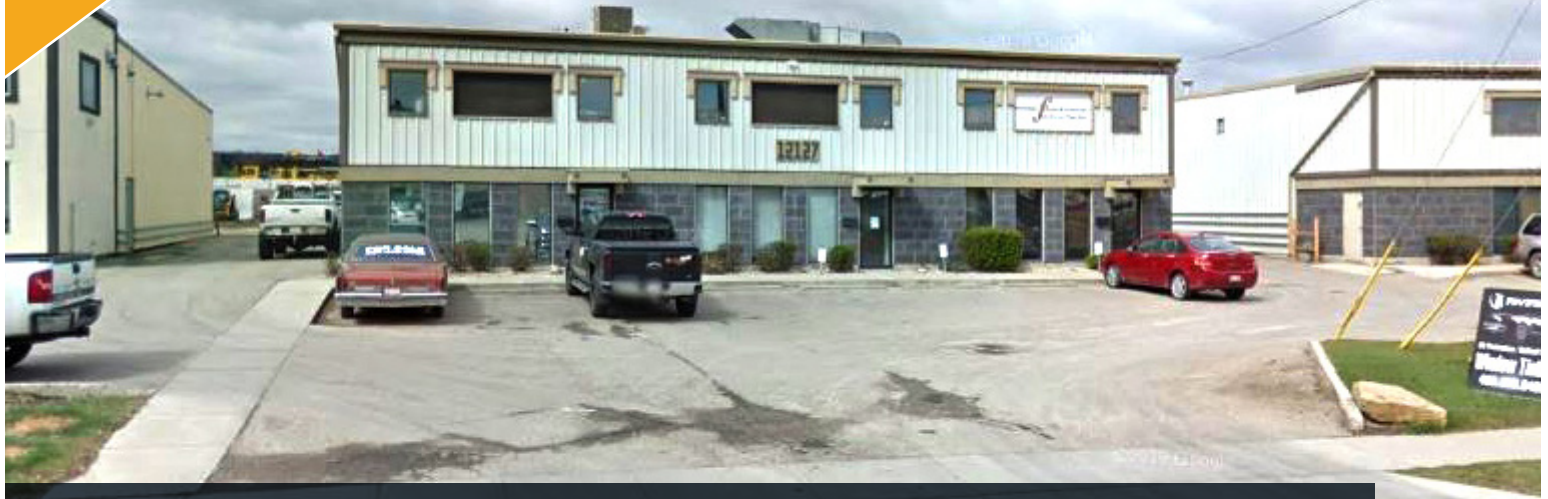


For Lease



## LIGHT INDUSTRIAL

**BAY 4, 12127 44 STREET SE  
CALGARY, ALBERTA**



## HIGHLIGHTS

- Great size warehouse area with 1150 sqft total.
- Large overhead door 12x14.
- Mezzanine space ideal for meeting room or storage.
- 2 Offices space + reception area in the front.
- Brand new Luxury flooring on office area.
- 2 pieces Bathroom.
- Rear parking and compound space available.
- Easy access off of Deerfoot Trail South East and Barlow Trail.
- Option to lease bay on the side as well. Same square footage.

## PROPERTY DESCRIPTION

<b>Market Rates:</b>	Market
<b>Op Costs &amp; Taxes:</b>	\$5.27 psf est.
<b>Size:</b>	2,225 Sq Ft

### BUILDING DETAILS



**Loading**

12'x14' Overhead



**Zoning**

I-G

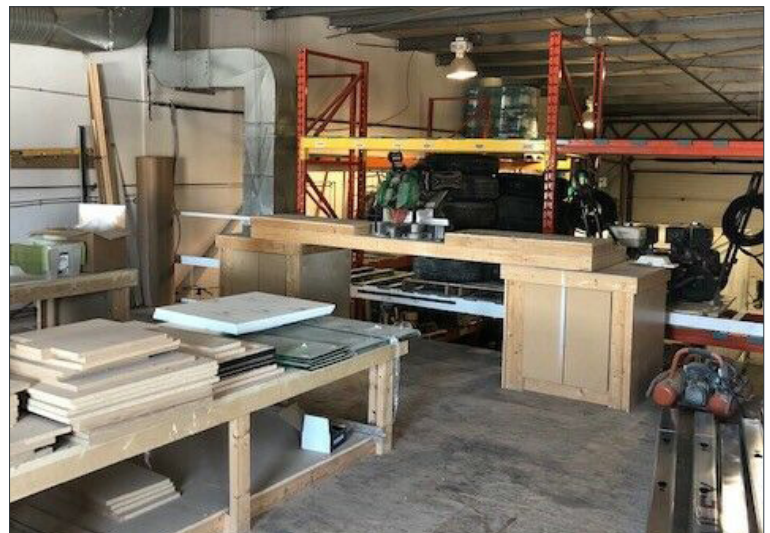
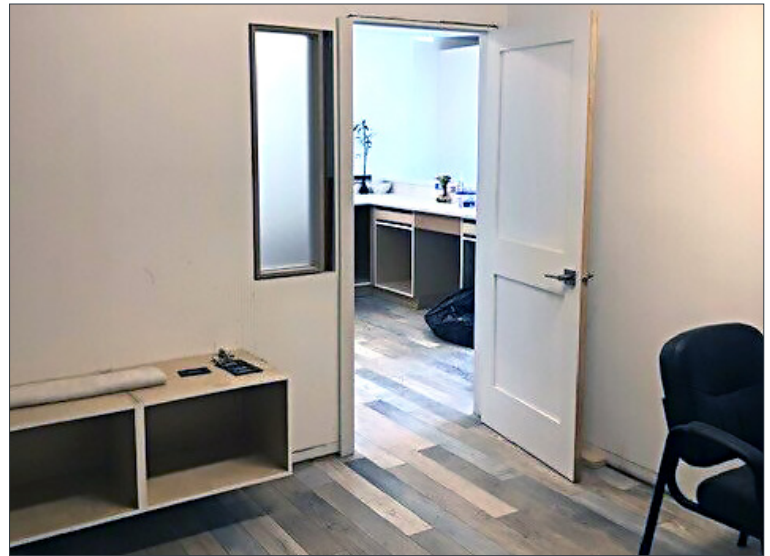
Industrial General



**District**  
SE Calgary

**HEAD OFFICE**  
Suite 300, 1324 – 11 Avenue SW  
Calgary, Alberta T3C 0M6  
**Toll Free** 1.800.750.6766  
[AvenueCommercial.com](http://AvenueCommercial.com)

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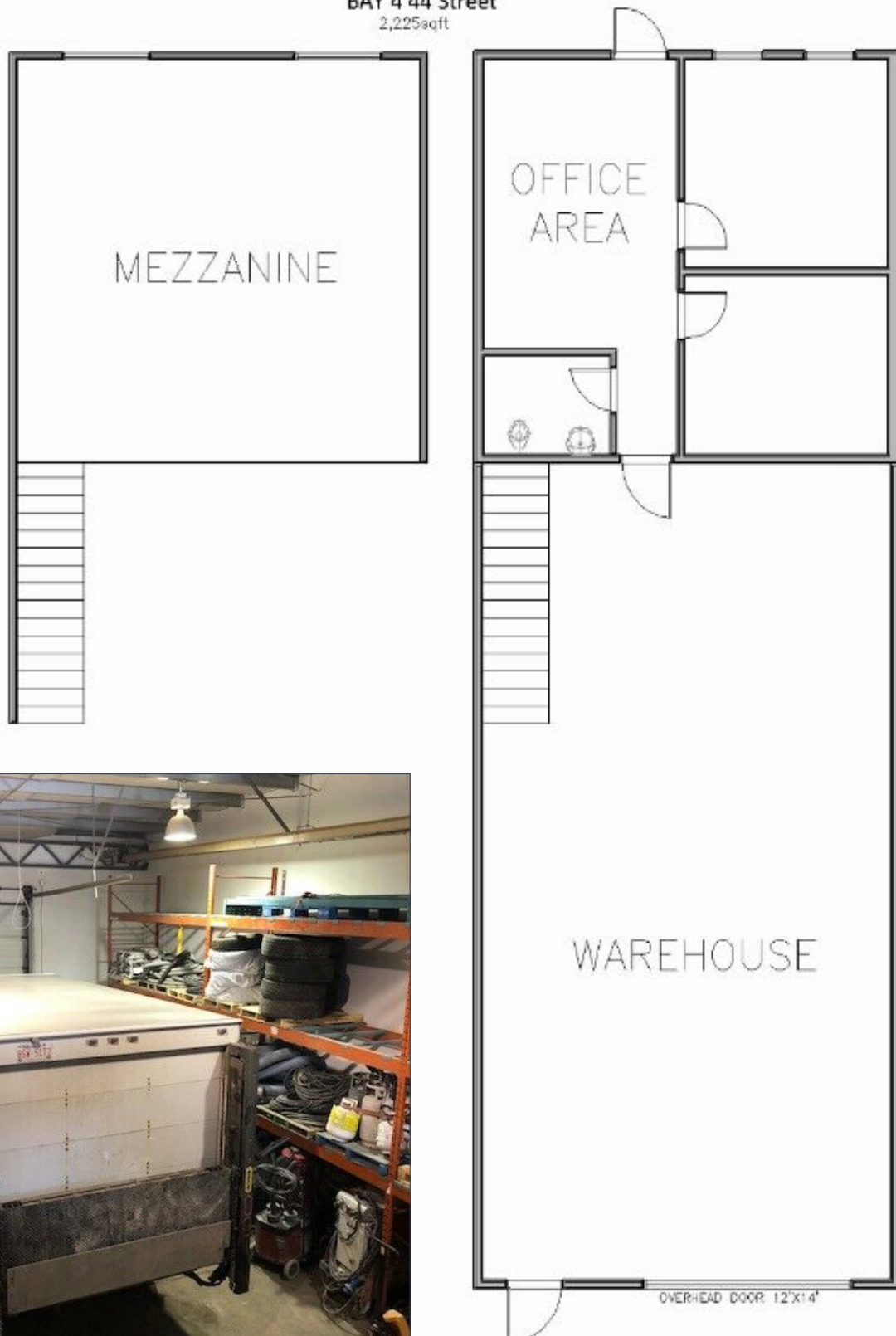




# FLOOR PLAN

12127 44 Street SE, Calgary Alberta

BAY 4 44 Street  
2,225sqft



## HEAD OFFICE

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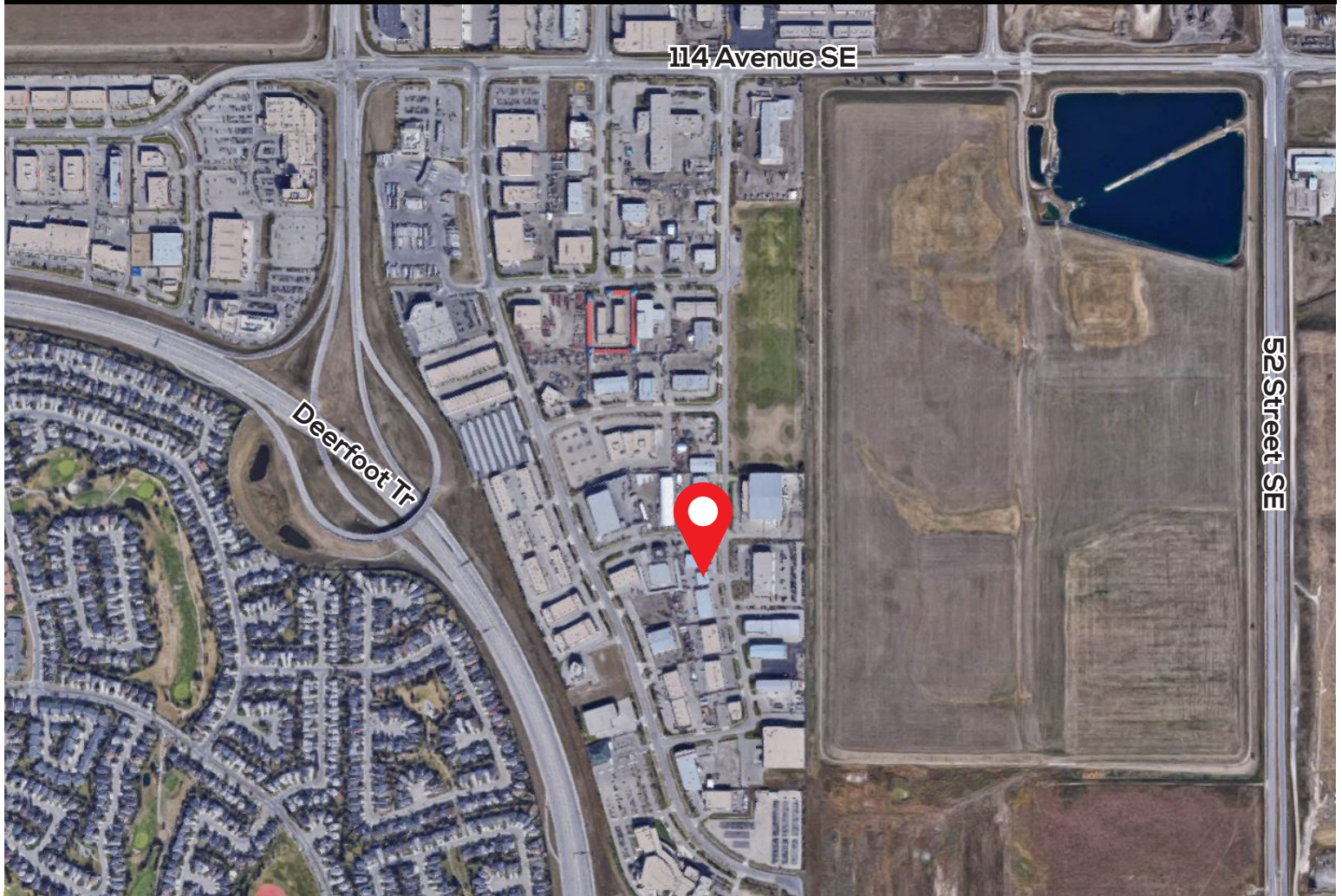
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## LOCATION

12127 44 Street SE, Calgary Alberta



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**Jeff Penna**

*Senior Associate, Investment Sales & Leasing*

**403.970.8775**

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