



FOR LEASE

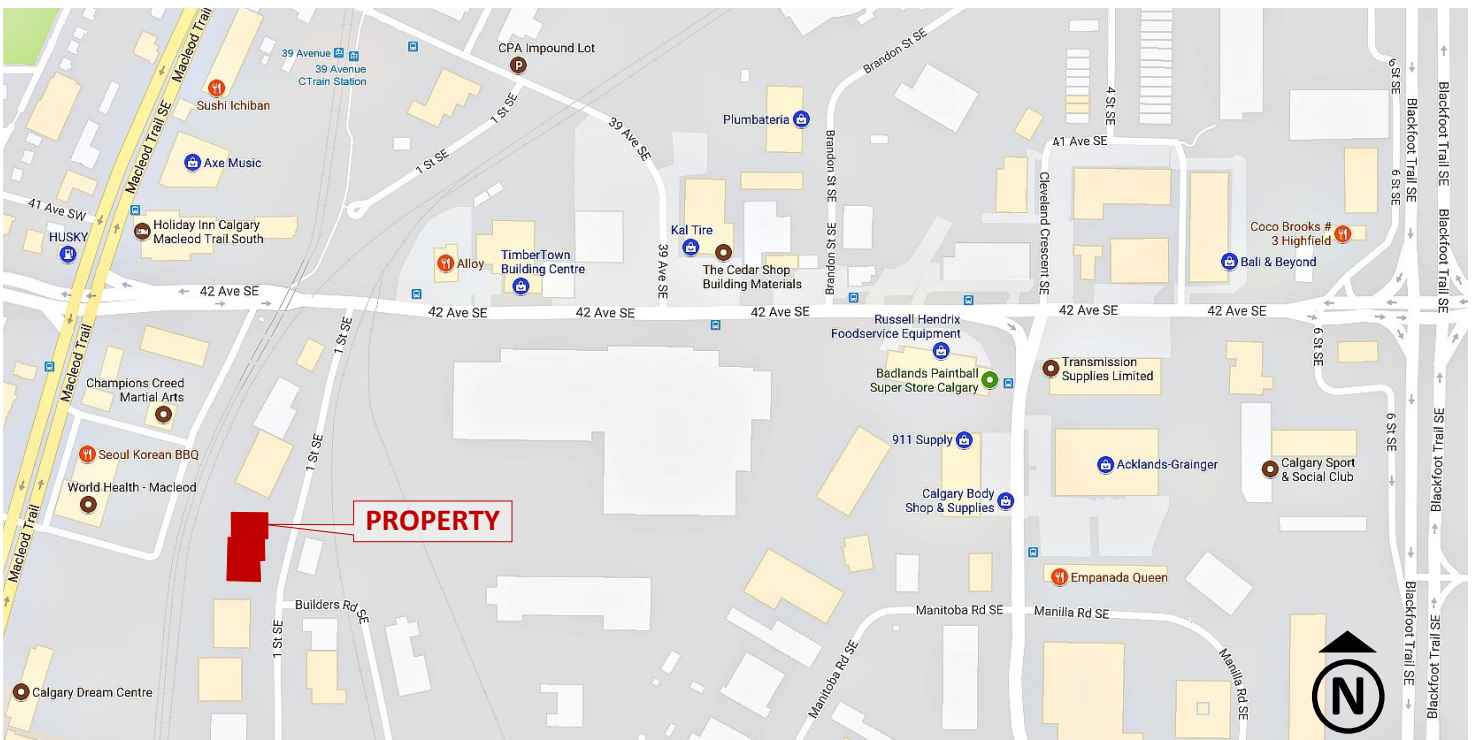
SHOWROOM WAREHOUSE, CORNER UNIT | 4405 1 STREET SE

4,035 SF

Available Immediately



- Retail/warehouse premises with excellent exposure, access and loading
- Located metres from Macleod Trail/42 Ave intersection and 39th Ave LRT station
- Easy access to Macleod Trail, Blackfoot Trail, Glenmore Trail and Downtown Calgary
- Potential for sign exposure to LRT line and Macleod Trail



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PROPERTY INFORMATION

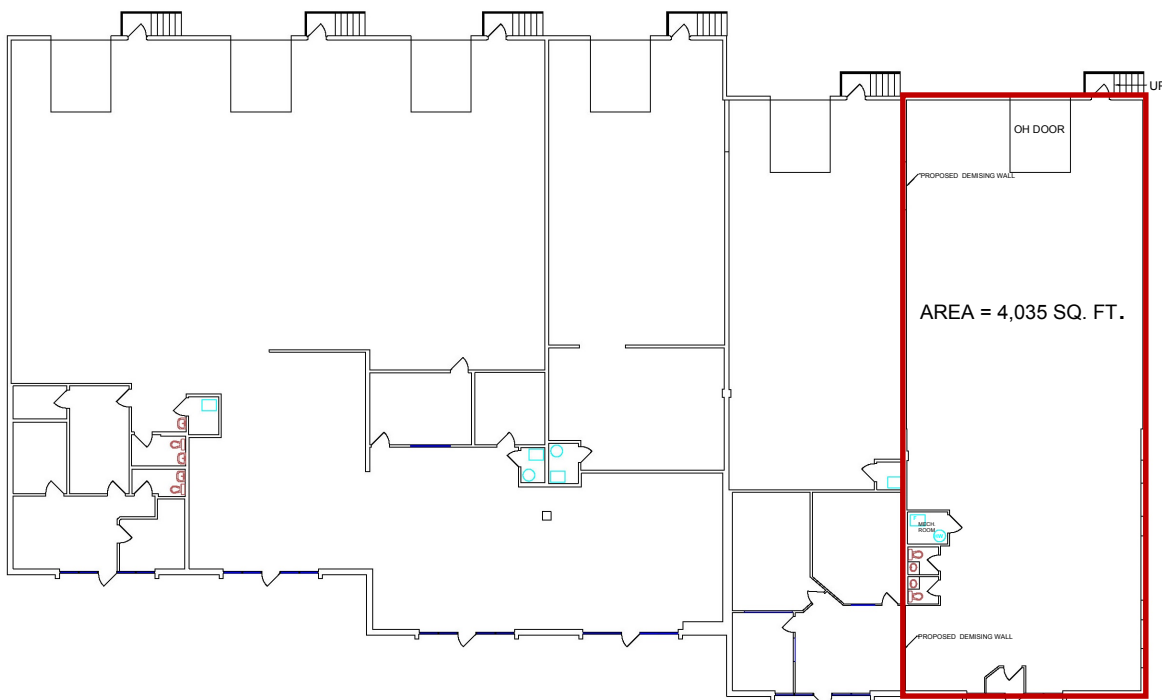
The Property is situated west of 1st St SE, between 42nd and 50th Ave SE in the Manchester Industrial Area within the heart of a mix of office, retail and industrial uses.

The Property is in close proximity to Macleod Trail and 42nd Ave intersection and walking distance to 39th Ave LRT station (2.5km from Chinook LRT station and Chinook Centre).

AREA:	± 4,035 SF
ASKING RATE:	Market
OP COST:	\$5.68 PSF (2018 est.)
ZONING:	I-G Industrial - General
LOADING:	one (1) dock door with 75' of truck court
CEILING HEIGHT:	15'



FLOOR PLAN



FOR MORE INFORMATION OR TO VIEW, PLEASE CONTACT:

DAVID FORBES | david.forbes@enrightcapital.com | T. 403.228.7462 | M. 403.612.0713

PATRICK MCFETRIDGE | patrick.mcfetrIDGE@enrightcapital.com | T. 403.228.7461 | M. 403.606.0689

