

Flexible Sizes and Configurations

14,905–18,847 sf

Unit 120



WAREHOUSE/OFFICE IN McCALL FOR LEASE

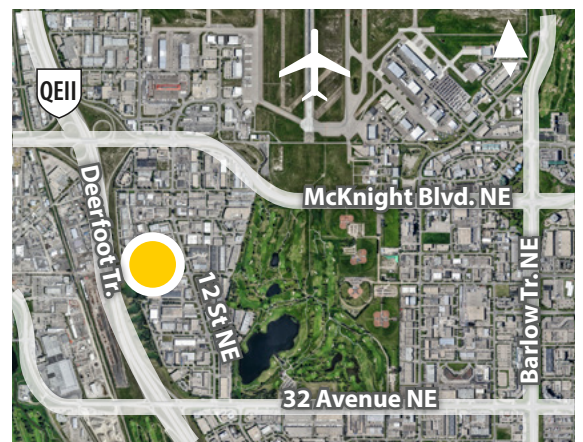
1122 40 Avenue NE
Calgary



2 (12'x14')
external
drive-ins



18.5'
Ceiling
height



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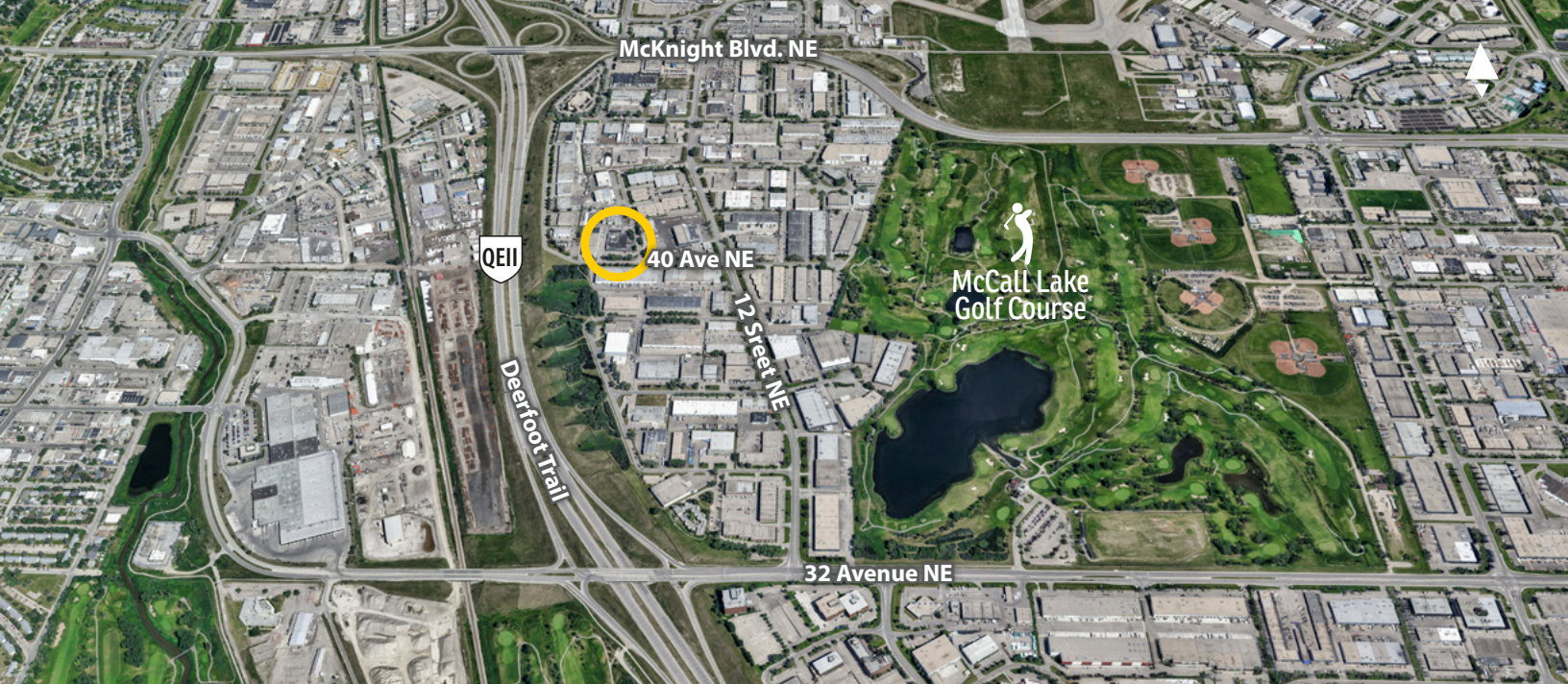
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TCN
WORLDWIDE
REAL ESTATE SERVICES

LOCAL
EXPERTISE
MATTERS



- » Secured rear yard.
- » Double row parking.
- » LED lighting.
- » Excellent access to McKnight Blvd, 32 Avenue NE and Deerfoot Trail.
- » Numerous retail amenities in proximity.

PROPERTY INFORMATION

ADDRESS: 1122 40 Avenue NE, Calgary

DISTRICT: McCall Industrial Park

ZONING: I-G (Industrial General)

AVAILABLE FOR LEASE:

UNIT 120: Option A: 18,847 sq. ft.
Option B: 16,115 sq. ft.
Option C: 14,905 sq. ft.

LOADING: 2 (12' x 14') external drive-ins
1 (12' x 14') internal

CEILING HEIGHT (CLEAR): 18.5' (TBV)

POWER: Ample (multiple panels, TBV)

PARKING: Double row parking

COMMENTS:

Currently operated by landlord as CoFlex shared work storage space which can be assumed by new tenant.

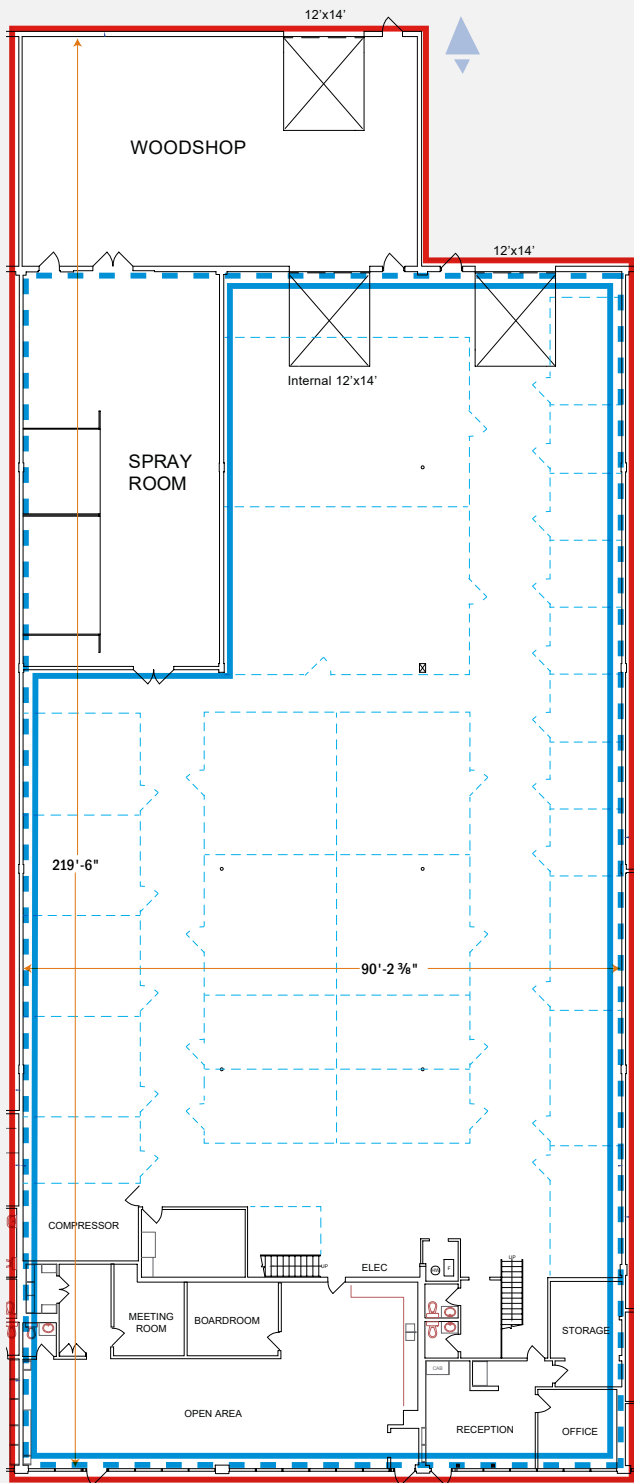


LEASE INFORMATION

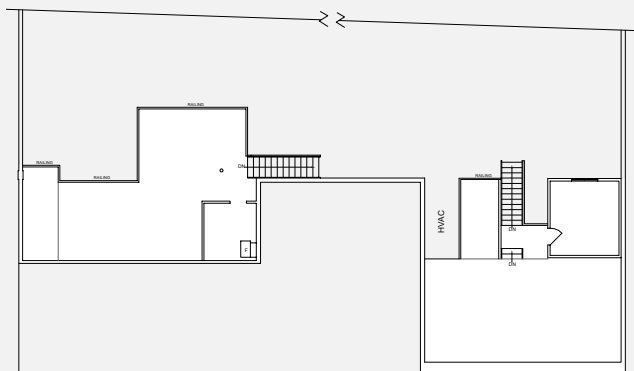
AVAILABILITY: Immediate

OP. COSTS AND TAXES: \$5.45 per sq. ft. (est.)

LEASE RATE: Market



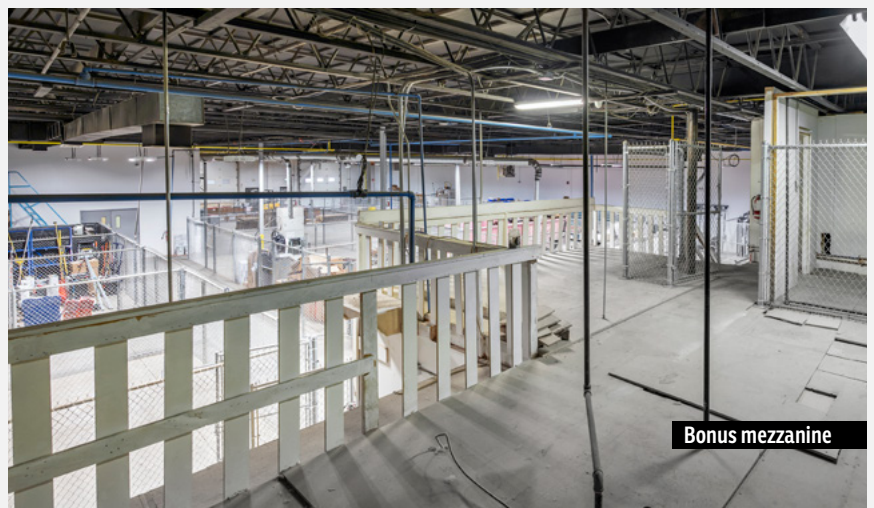
MAIN FLOOR



BONUS MEZZANINE



- OPTION A ± **14,905** SQ.FT.
- OPTION B ± **16,115** SQ.FT.
- OPTION C ± **18,847** SQ.FT.



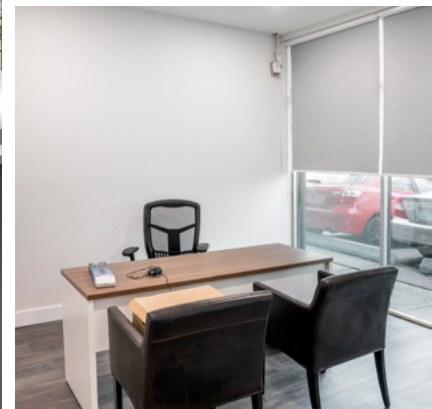
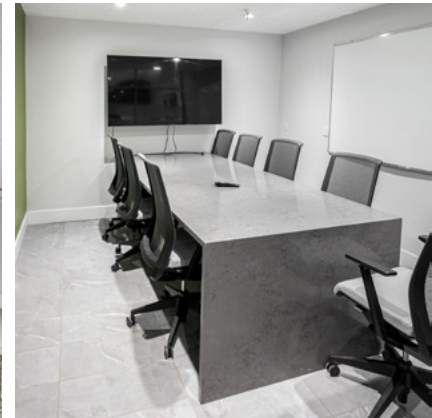
Bonus mezzanine



Spray Room



Woodshop



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LOCAL EXPERTISE MATTERS