

2,144 sf

Unit 120D C/L

1,798 sf

Unit 120C C/L



SHOP / WAREHOUSE IN McCALL FOR LEASE

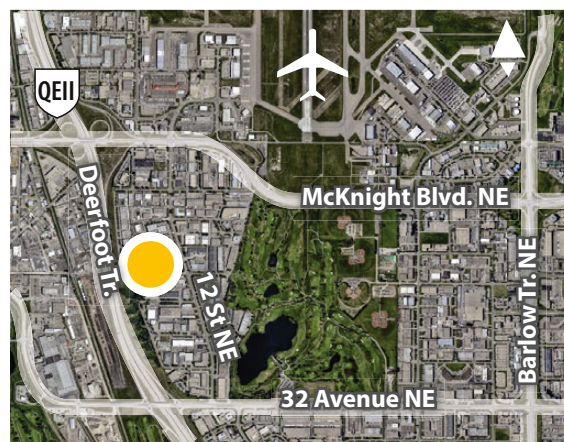
1122 40 Avenue NE
Calgary



12'x14'
drive-in
(Unit 120D)



Ceiling
height



Luke Stiles, SR. ASSOCIATE

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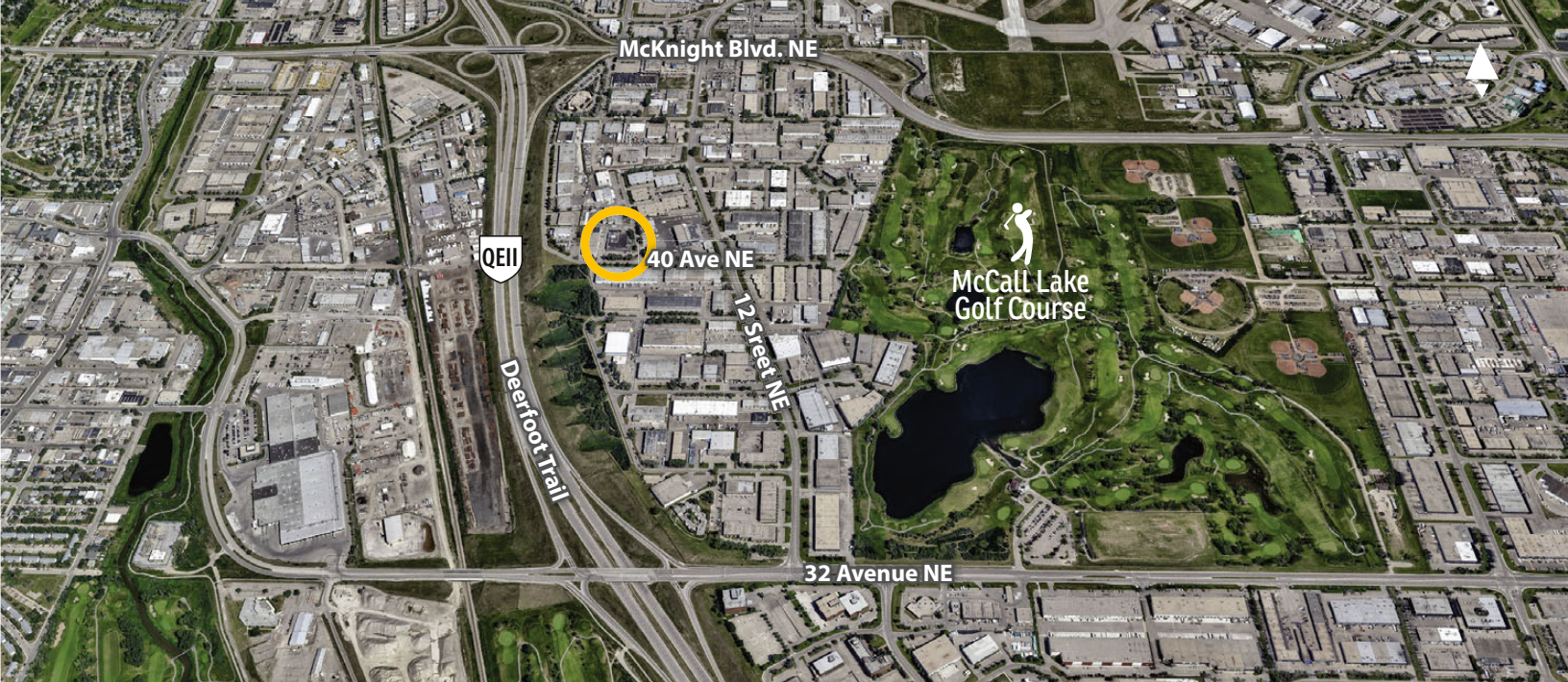
Ryan McBride, ASSOCIATE

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TCN
WORLDWIDE
REAL ESTATE SERVICES

LOCAL
EXPERTISE
MATTERS



- » Secured rear yard (non-exclusive).
- » Dust collection system available.
- » LED lighting.
- » Double row parking.
- » 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:

2,144 sq. ft. – Unit 120D **C/L**

1,798 sq. ft. – Unit 120C **C/L**

• Equipped with spray booth.

3,942 sq. ft.

LOADING: Unit 120D – 12' x 14' drive-in

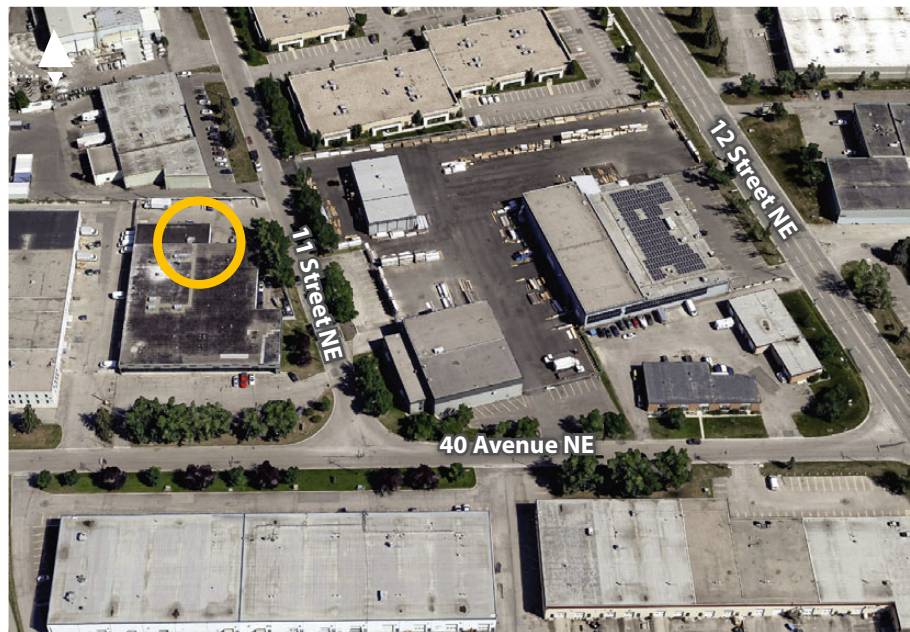
CEILING HEIGHT (CLEAR): 18.5' (TBV)

POWER: TBV

PARKING: Double row parking

NOTE:

Opportunity for shared office premises in the building

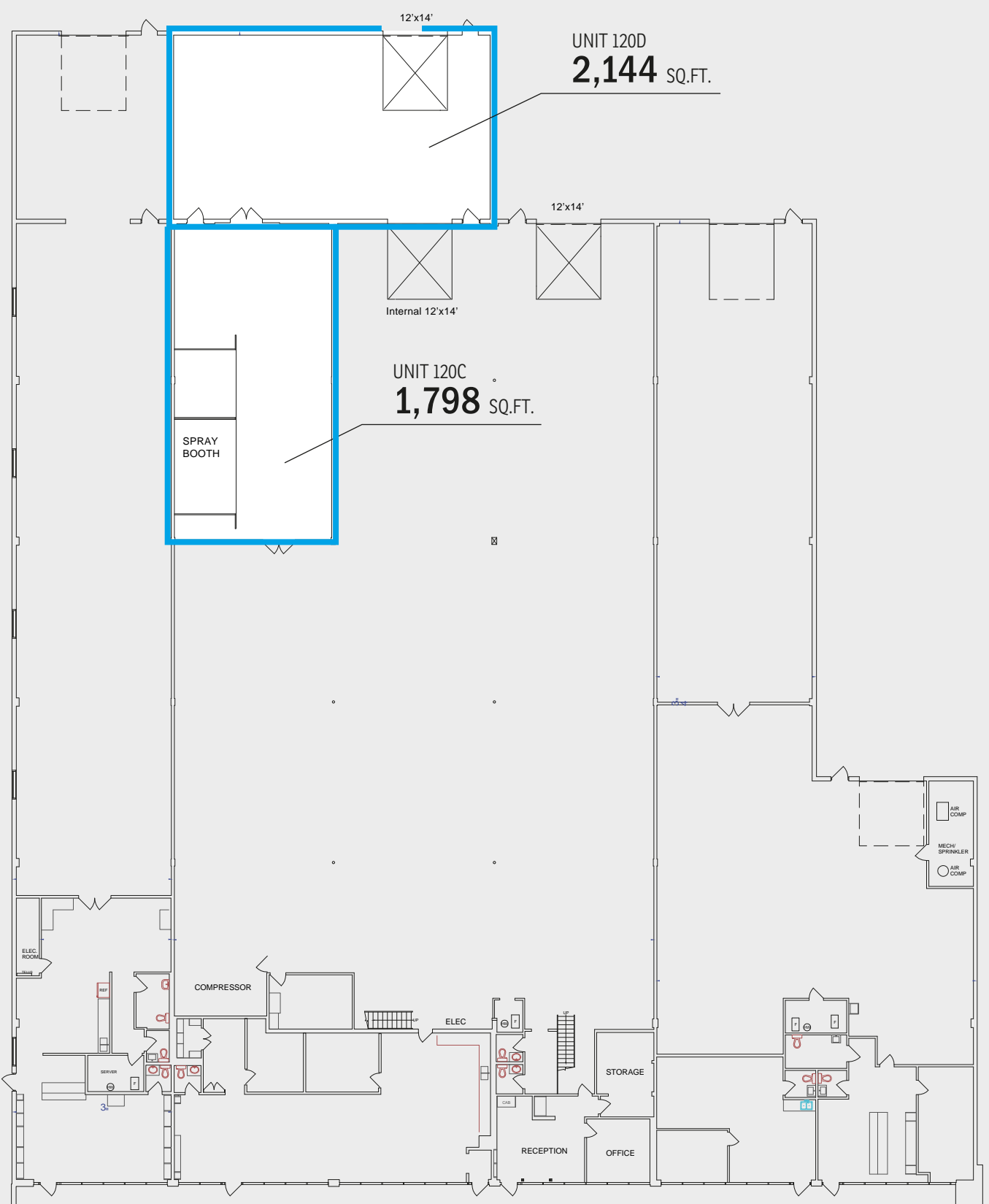


LEASE INFORMATION

AVAILABILITY: September 1st, 2025

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

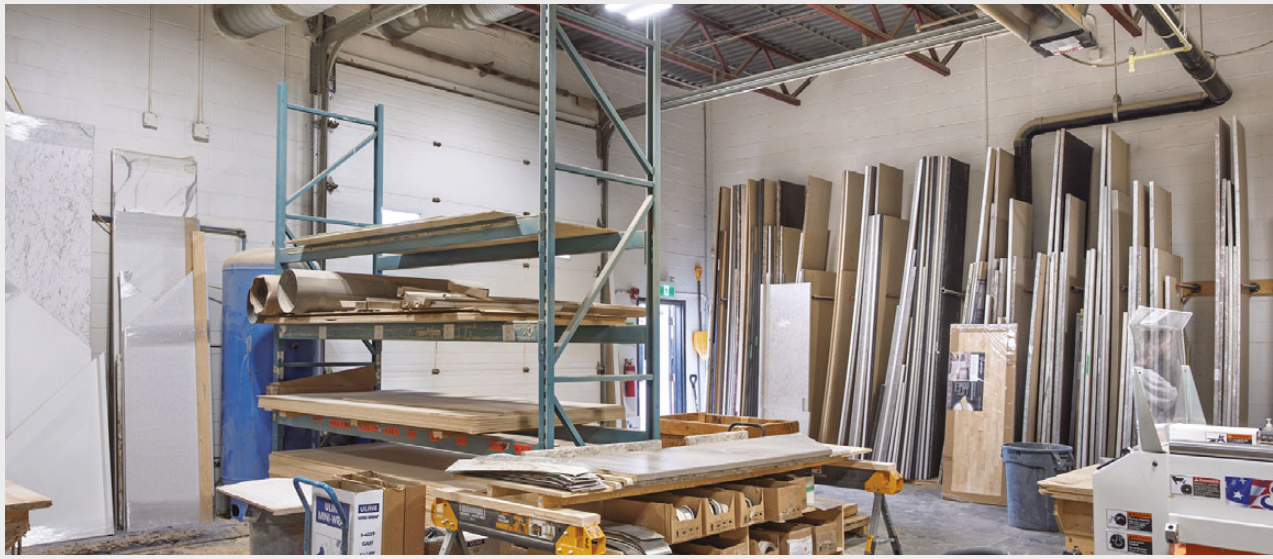
LEASE RATE: Market



11TH STREET NE

40TH AVENUE NE

UNIT 120D
2,144 SQ.FT.
C/L



UNIT 120C
1,798 SQ.FT.
C/L



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LOCAL EXPERTISE MATTERS