

CENTRAL LOCATION WITH  
YARD AND LOW OP COSTS  
// 10,200 SF

# FOR LEASE

1201 42 Ave SE, Bay F, Calgary, AB



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# PROPERTY HIGHLIGHTS



- Ideal Central Location
- Wide bay width
- Low operating costs
- Ample parking on site
- Available yard compounds
- Close proximity to major transportation routes: Blackfoot Trail, Glenmore Trail and Deerfoot Trail

## PROPERTY OVERVIEW

|                                |   |
|--------------------------------|---|
| <b>Address:</b>                | 1201 42 Ave SE, Bay F, Calgary                        |
| <b>District:</b>               | Manchester Industrial                                 |
| <b>Zoning:</b>                 | Industrial General (I-G)                              |
| <b>Total Square Footage:</b>   | 10,200 SF   |
| <b>Warehouse Area:</b>         | 10,200 SF   |
| <b>Yard Area:</b>              | Option #1 - 41,400 SF<br>Option #2 - 22,950 SF        |
| <b>Clear Height:</b>           | 16' (TBV)   |
| <b>Loading:</b>                | (1) 10' x 14' Drive-in Door<br>(1) 8' x 14' Dock Door |
| <b>Power:</b>                  | 400 Amps @ 120/208 Volt                               |
| <b>Sump:</b>                   | Yes   |
| <b>Lease Rate:</b>             | \$9.00 PSF with escalations                           |
| <b>Yard Rental Rate:</b>       | \$0.75 PSF with escalations                           |
| <b>Op's Costs (est. 2025):</b> | \$5.25 PSF (incl Gas, Water & Sewer)                  |
| <b>Availability:</b>           | 30 Days   |

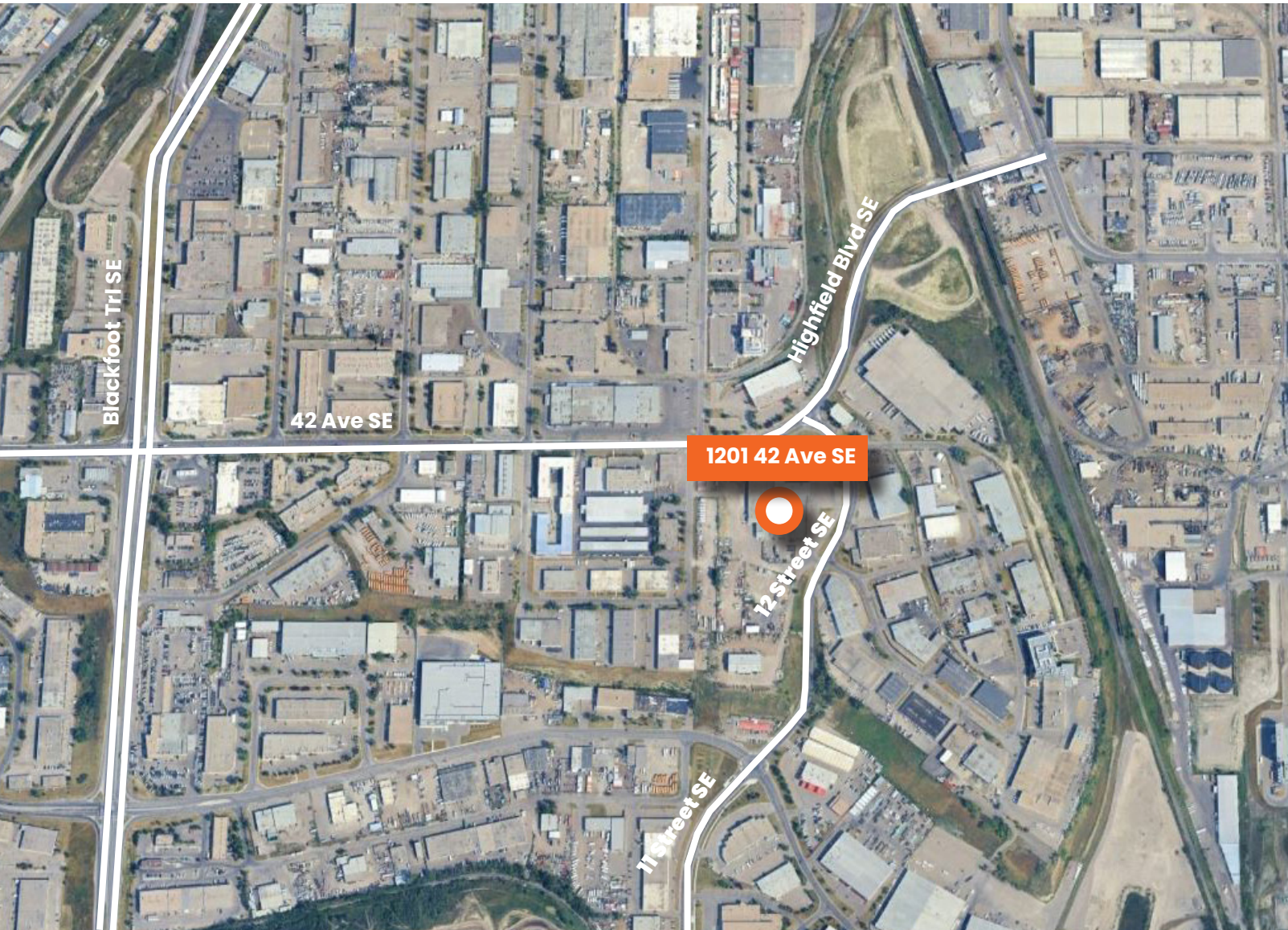


# INTERIOR FEATURES //



# LOCATION

Located in SE Calgary, Manchester Industrial district, with convenient access to major thoroughfares for shipping and distribution.



## Drive Times:

Blackfoot Trl SE: **5 minutes**  
Deerfoot Trl: **9 minutes**  
Stoney Trail: **14 minutes**  
Calgary Airport: **19 minutes**

## Nearby Amenities

Easy accessibility & close proximity to:



banks & financial services



restaurants & fast food



fuel / charging stations



Prime Industrial park location

# PLANS



Total floor plan area is 10,200SF. While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.



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