 **JLL** SEE A BRIGHTER WAY

# For Lease

1313 - 44 Avenue NE, Bay 1

**Warehouse and Office Space**

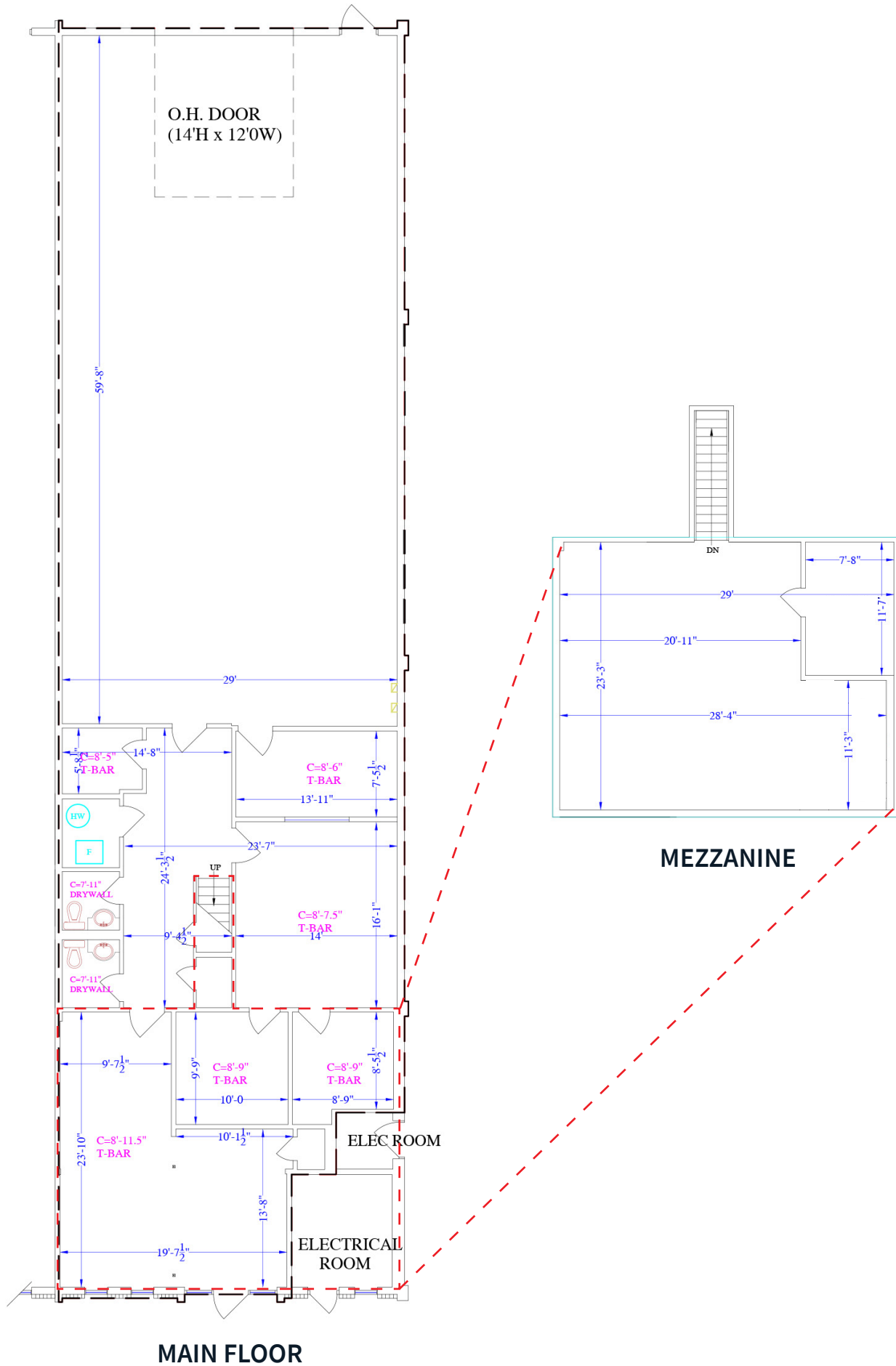
- Located in McCall Industrial Park
- Double row parking in front and additional parking in rear
- This property provides great access to McKnight Boulevard, Deerfoot Trail and Calgary International Airport
- Deep loading depth and potential for small storage area behind bay

# Property Details

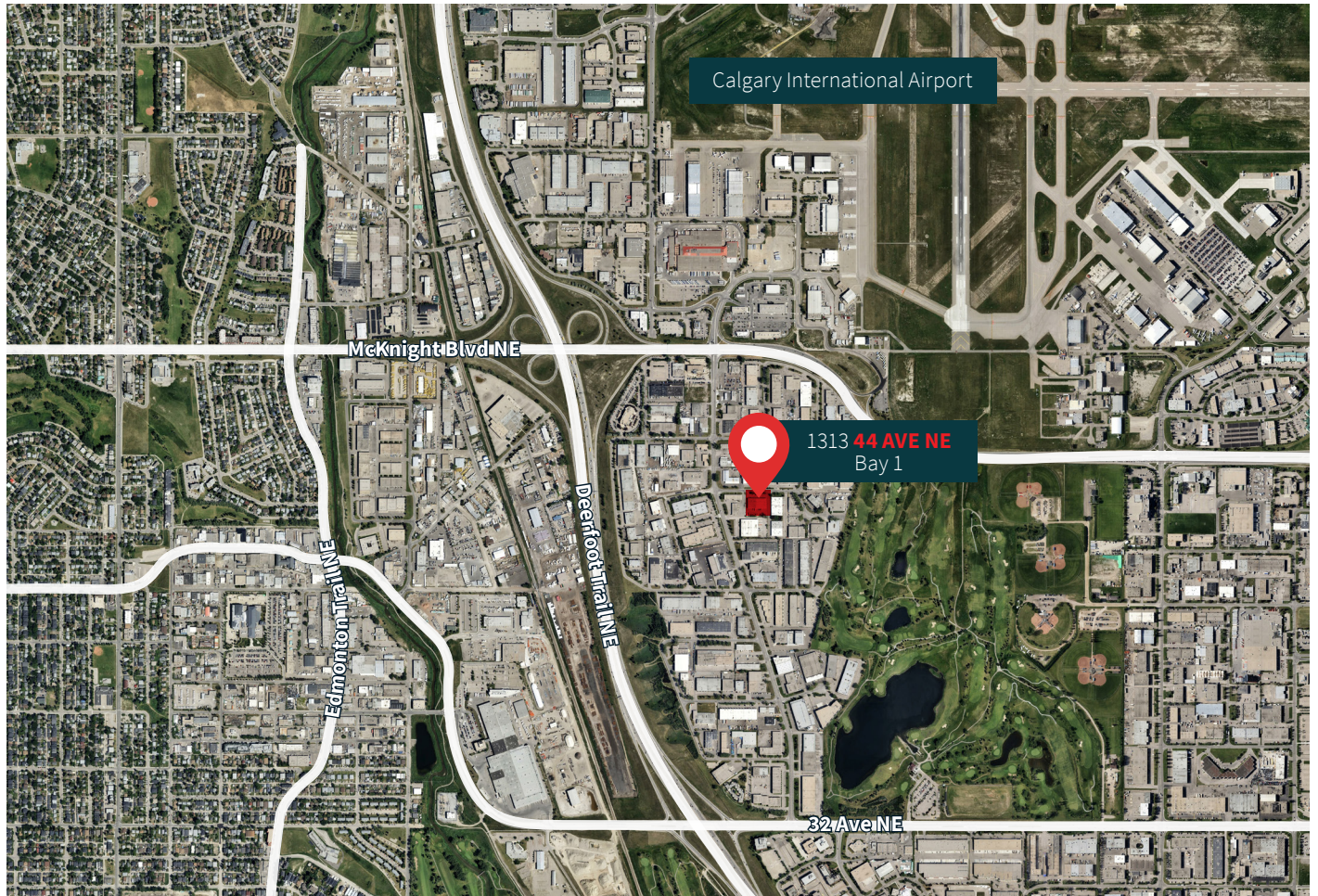


<b>District</b>	McCall	<b>Loading</b>	1 Drive-in (12' x 14')
<b>Zoning</b>	I-G (Industrial General)	<b>Power</b>	100 Amps (TBV)
<b>Size</b>	Warehouse ± 1,730 s.f. Office ± 1,446 s.f. Total: ± 3,176 s.f. Bonus Mezzanine ± 735 s.f.	<b>Parking</b>	Double row
<b>Ceiling Height</b>	18' clear	<b>Lease Rate</b>	\$13.50 p.s.f.
<b>Heating</b>	Rooftop units in office area. Unit heaters in warehouse	<b>Op. Cost</b>	\$7.35 p.s.f. (2026 est.)
		<b>Available</b>	Immediately

# Floor Plan



# Floor Plan and Site Map



## Drive Times



Deerfoot Trail → **3 min. / 1.2 km**



Glenmore Trail → **12 min. / 13.6 km**



Trans-Canada Hwy → **5 min. / 3.4 km**



Downtown Calgary → **10 min. / 8.9 km**



Stoney Trail NE (Ring Road) → **11 min. / 11.6 km**



Calgary Int. Airport → **10 min. / 9.0 km**

## Contact us for more information

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