

FOR LEASE

4712 13 Street NE
Calgary, Alberta



Exceptional location, minutes to the Calgary International Airport and Downtown Calgary.



Property Highlights

- Excellent location with exposure to McKnight Blvd.
- Easy access to Barlow Trail, 32nd Avenue, McKnight Blvd. and Deerfoot Trail and is in a close proximity to downtown Calgary and the Calgary International Airport
- McCall Business Park has an attractive park-like setting with McCall Lake Golf Course near by
- Size available from 4,012 - 8,867 ± sf
- Available Immediately Office/Warehouse Drive-in Bays

Ian Burak

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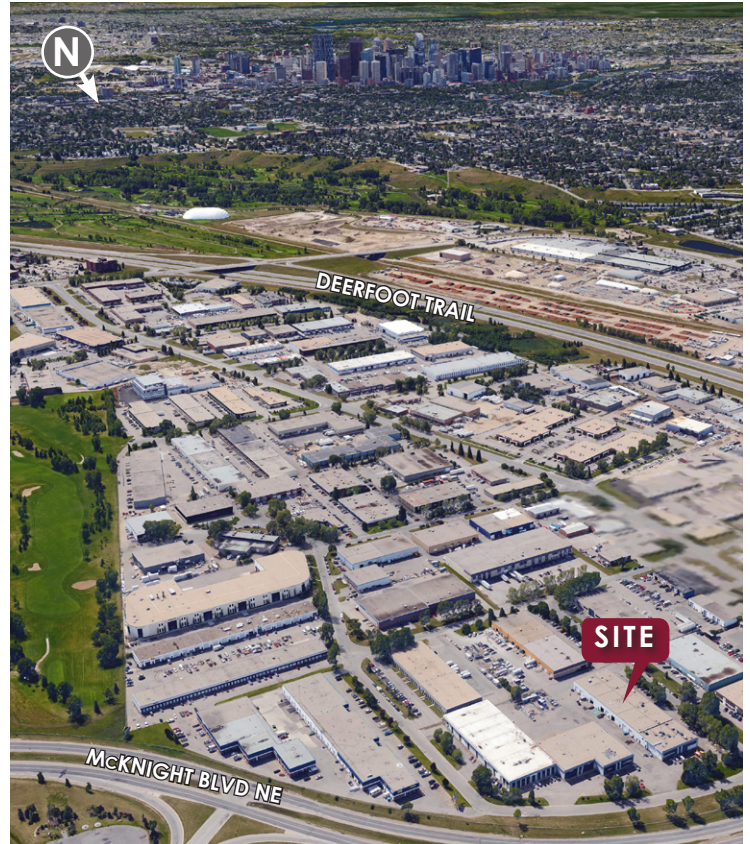
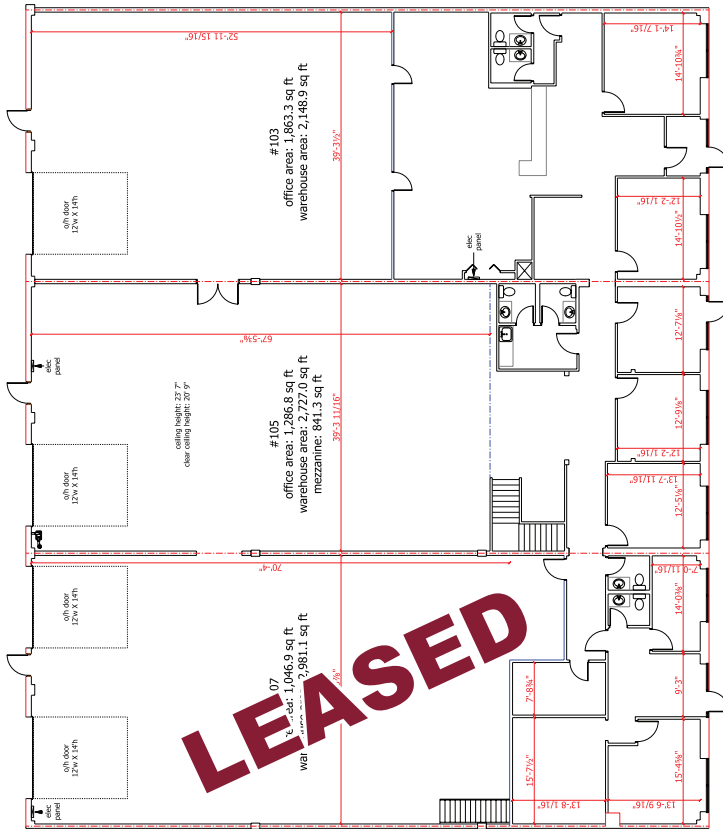
Blackstone

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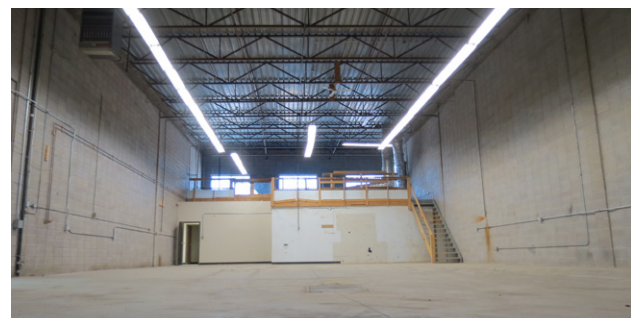


Property Details

Leasable Area: Bay 103 4,012 ± sf
 Bay 105 4,855 ± sf
 Bay 107 4,028 ± sf - LEASED

Combined Area: Office 3,150 ± sf
 Warehouse 4,876 ± sf
 Mezzanine 841 ± sf
Total 8,867 ± sf

O/H Door: Drive in
 Power: 100 amps
 Zoning: IG
 Asking Rate: Market
 Operating Costs: \$4.53 + Utilities
 Availability: Immediately



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