



**10900 46 Street SE
Calgary, Alberta**

MLS # A2280383



\$17 per sq.ft.

Division: East Shepard Industrial

Type: Industrial

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 22,903 sq.ft.

Zoning: I-G

Heating: Combination, Natural Gas

Addl. Cost: -

Floors: -

Based on Year: -

Roof: Flat

Utilities: -

Exterior: Aluminum Siding , Metal Frame

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: Landscaped, Level, Paved

Inclusions: N/A

Free Standing Industrial Building For Lease in East Shepard Industrial. . 22,903 sq.ft with showroom, office and warehousing. Two levels of showroom and offices, with lots of natural light. Well set up for distribution and versatility. 3 - 12' x 14' drive in doors, and 5 - 8' x 10' dock loading doors with load levelers. Sitting on 1.59 acres paved with fenced storage and customer parking. New HVAC in office area. Available for July 1 possession. Tenant occupied.