

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.