

For Lease

McKnight Commerce Centre

630 46 AVENUE NE CALGARY, ALBERTA

High Exposure, A-Class Showroom / Warehouse Space

For more property information

Tyler Wellwood, Principal
403 232 4386
tyler.wellwood@avisonyoung.com

Cody Arseneault, Associate
403 819 4400
cody.arseneault@avisonyoung.com

**AVISON
YOUNG**

Property Overview

Address	#109-117, 630 46 Avenue NE		
District	Greenview Industrial Park		
Zoning	DC 1-2 (light industrial)		
Unit Size	Minimum	±10,009 sf	
	Maximum	±24,361sf	
Bonus Mezz	4,713 sf of bonus concrete mezzanine		
Loading	2 Drive-In Doors (14'H x 12'W) 2 Drive-In Doors (12'H x 10'W)		
Clearance	22' 6"		
Power	400 A, 347/600 V, 3 Phase		
Parking	Scramble		
Availability	February 1 2026		
Net Rent	\$20.00 psf		
Op. Costs	\$7.20 psf + mgmt fee		



High-glazing windows throughout two sides of the premises.



Fully sprinklered throughout the unit.



One MUA (make-up air unit) and six RTU (roof top units) installed throughout the premises.



Trench drain and sump installed throughout rear portion of the warehouse.

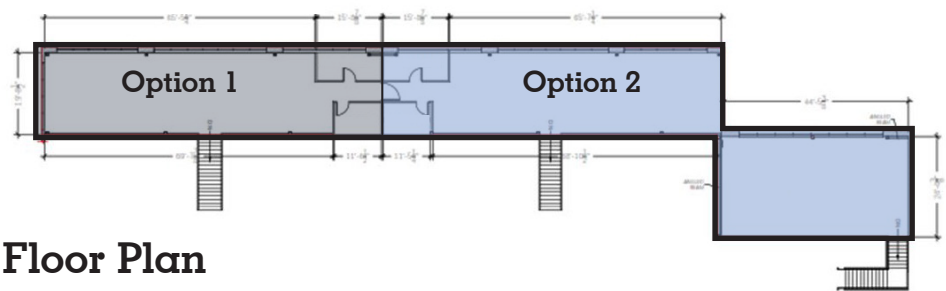


Avison Young is pleased to offer 24,361 square feet of prime industrial space for lease at McKnight Commerce Centre. This endcap unit features a built out showroom space and warehouse area. The property includes a large truck court, efficient parking, and pylon signage along McKnight Boulevard.

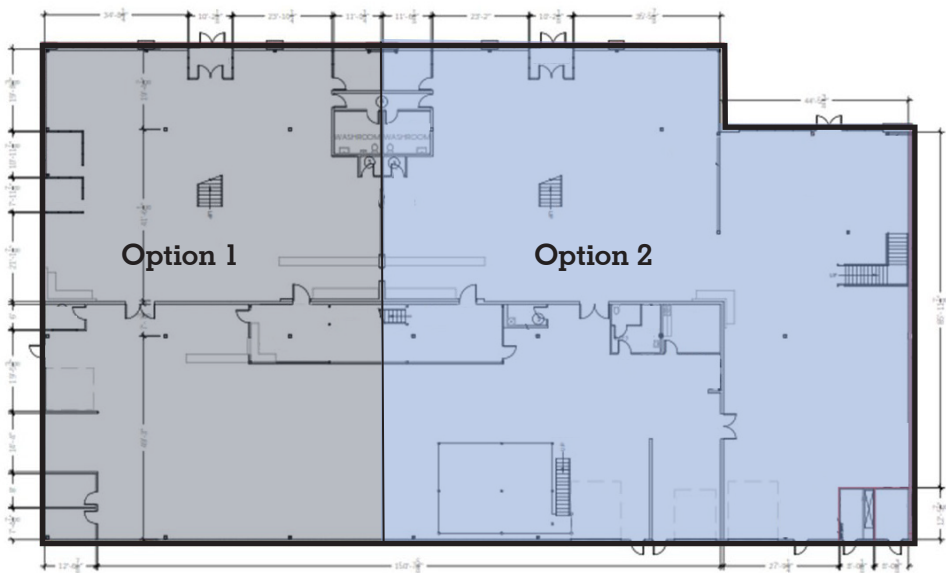


Property Floorplan

Mezzanine



Floor Plan



Total Area

Size (SF):	±24,361
Bonus Mezz. (SF):	±4,713
Loading	2 Drive-In Doors (14'H x 12'W) 2 Drive-In Doors (12'H x 10'W)
Clearance	22' 6"

Demising Options

Option 1

Size (SF):	±10,009
Bonus Mezz. (SF):	±1,571
Loading	1 Drive-In Doors (12'H x 10'W)
Clearance	22' 6"

Option 2

Size (SF):	±14,352
Bonus Mezz. (SF):	±3,142
Loading	2 Drive-In Doors (12'H x 14'W) 1 Drive-In Doors (12'H x 10'W)
Clearance	22' 6"



Showroom / Mezzanine



Showroom / Mezzanine



Rear Warehouse



Front Warehouse

Downtown
Calgary

Greenview
Industrial Park

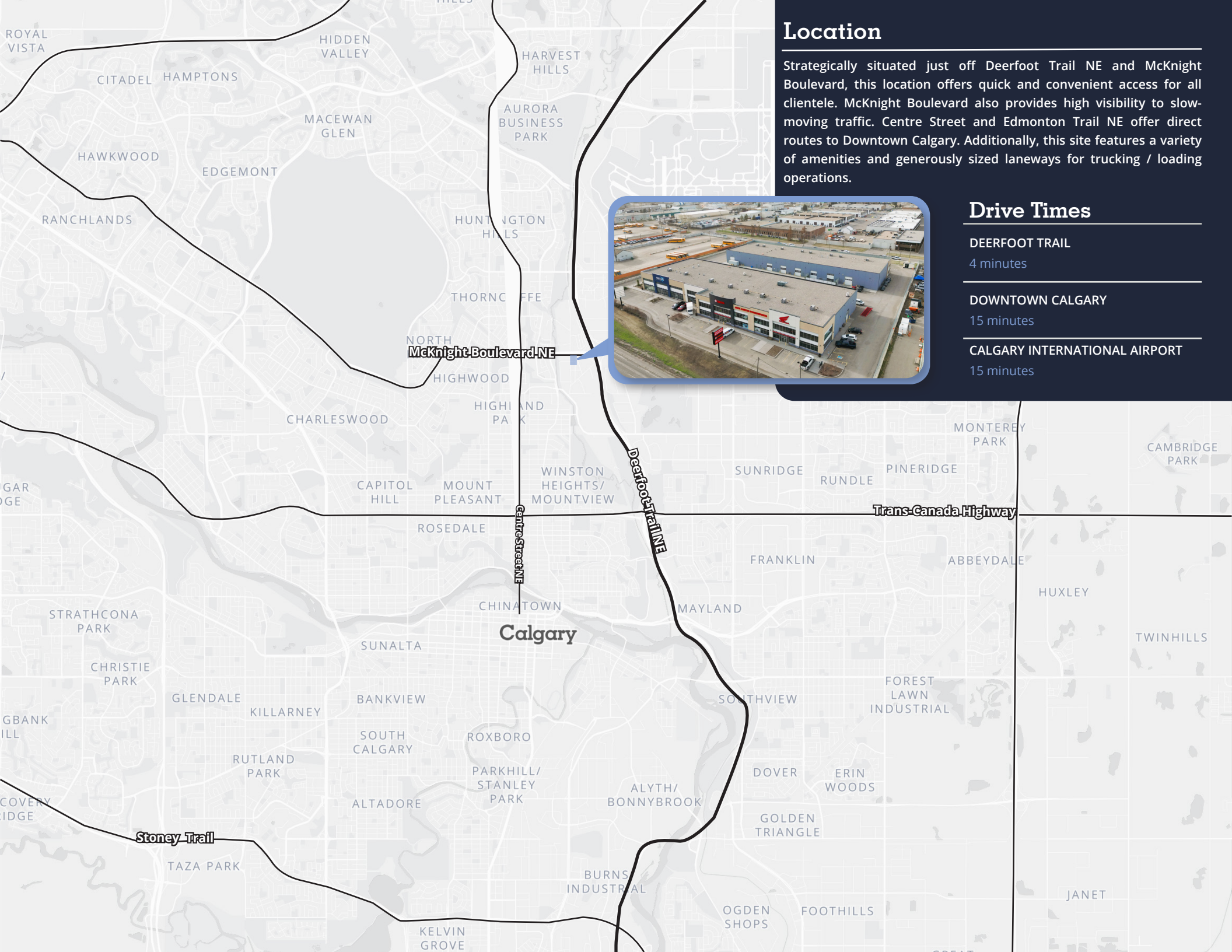
Subject
property

Available Signage

Edmonton Trail

McKnight Boulevard NE

- Prominent signage opportunity along McKnight Boulevard NE.
- Direct exposure to over 60,000 vehicles per day on McKnight Boulevard NE (slow moving traffic)



Location

Strategically situated just off Deerfoot Trail NE and McKnight Boulevard, this location offers quick and convenient access for all clientele. McKnight Boulevard also provides high visibility to slow-moving traffic. Centre Street and Edmonton Trail NE offer direct routes to Downtown Calgary. Additionally, this site features a variety of amenities and generously sized laneways for trucking / loading operations.

Drive Times

- DEERFOOT TRAIL
4 minutes
- DOWNTOWN CALGARY
15 minutes
- CALGARY INTERNATIONAL AIRPORT
15 minutes

For Lease

McKnight Commerce Centre

630 46 AVENUE NE CALGARY, ALBERTA

High Exposure, A-Class Showroom / Warehouse Space

For more property information

Tyler Wellwood, Principal
403 232 4386
tyler.wellwood@avisonyoung.com

Cody Arseneault, Associate
403 819 4400
cody.arseneault@avisonyoung.com

Visit us online
avisonyoung.com

AVISON YOUNG

© 2025. Avison Young. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

Eighth Avenue Place, 4300, 525 - 8th Avenue SW | Calgary, AB T2P 1G1 | +1 403 262 3082