

6,148 SF
McKnight Corporate Centre



FOR LEASE

#114 - 620 46 AVENUE NE, CALGARY AB

Tyler Wellwood

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**AVISON
YOUNG**

FOR LEASE - McKnight Corporate Centre

Address	#114 - 620 46 Avenue NE
District	Greenview Industrial Park
Zoning	DC 1-2 (light industrial)
Total Size	6,148 SF
Loading	1 Drive-In Door (14'H x 12'W)
Clearance	22' 6"
Power	200 A, 347/600 V, 3 Phase
Parking	Scramble (unassigned)
Availability	December 1, 2024
Net Rent	\$15.00 PSF
Op. Costs	\$7.30 PSF + mgmt.

Avison Young is pleased to offer 6,148 square feet of prime industrial space for lease at McKnight Corporate Centre. This end-cap unit features a built out showroom space at the front and a warehouse area with a clear height of 22'6". The property includes a large truck court, facilitating efficient parking and loading operations.

Total Size: 6,148 SF

Warehouse: ± 4,098 SF

Showroom: ± 2,050 SF



High-glazing windows throughout the showroom space.



Fully sprinklered throughout the unit.



Prominent signage opportunity along McKnight Boulevard NE.

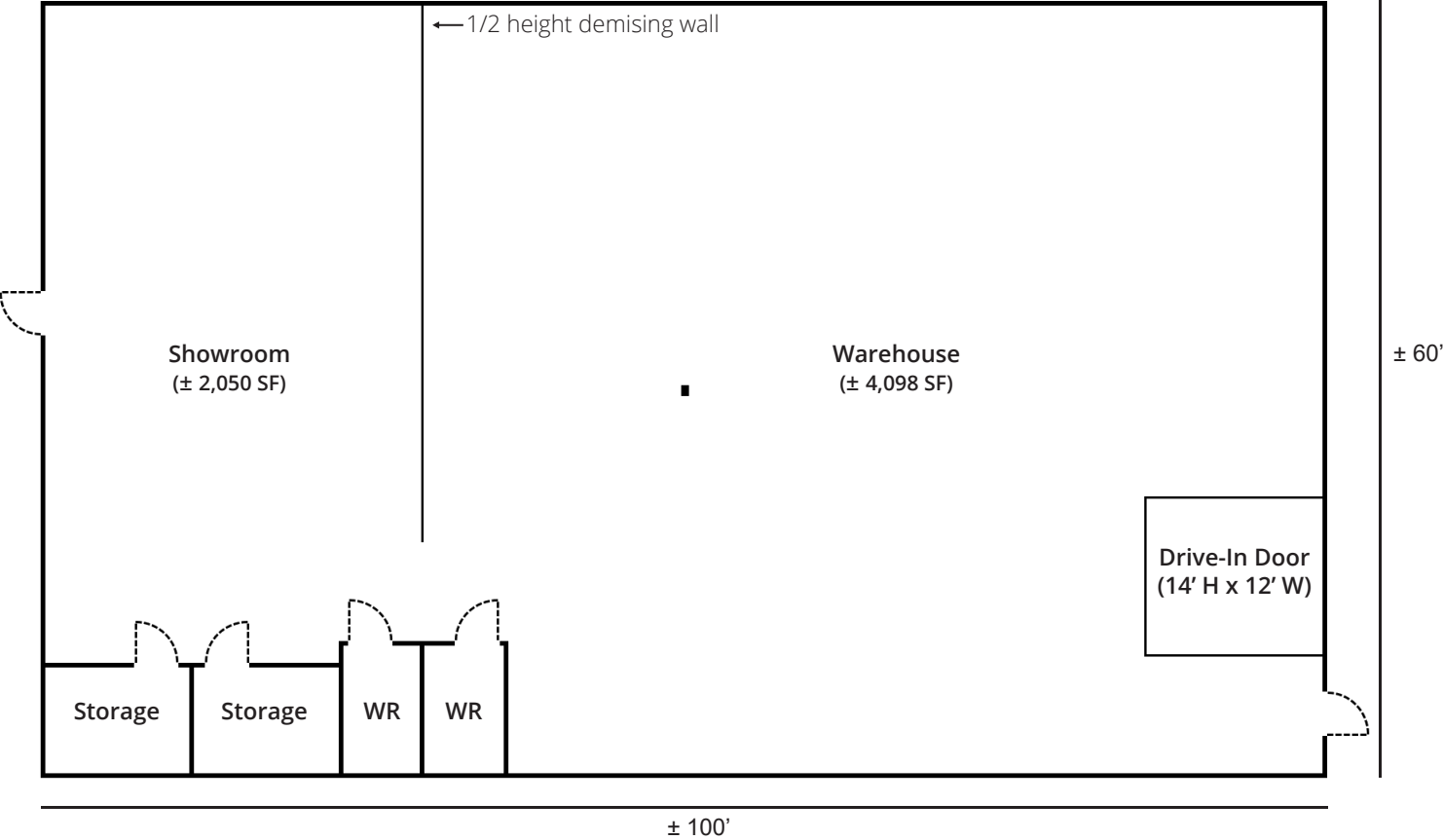


Direct exposure to over 45,000 cars per day on McKnight Boulevard NE.





FLOORPLAN



McKnight Corporate Centre
#114 - 620 46 Avenue NE, Calgary AB

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.



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**For more information on
this opportunity, please
call or visit us online.**

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Visit us online

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The logo for Avison Young, featuring the company name in a bold, sans-serif font. The text is stacked with "AVISON" on the top line and "YOUNG" on the bottom line. The entire logo is framed by a thick black horizontal bar at the top and another at the bottom.