

# For Lease

McKnight Commerce Centre

**630 46 AVENUE NE**  
CALGARY, ALBERTA

High Exposure, A-Class Showroom / Warehouse Space



For more property information

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**AVISON  
YOUNG**

# Property Overview

**Address** #109-117, 630 46 Avenue NE

**District** Greenview Industrial Park

**Zoning** DC 1-2 (light industrial)

Minimum  $\pm 10,009$  sf

Maximum  $\pm 24,361$  sf

**Bonus Mezz** 4,713 sf of bonus concrete mezzanine

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** \$7.98 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.



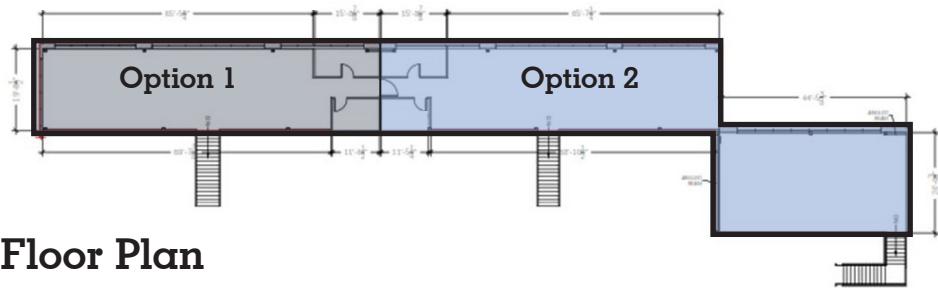
Avison Young is pleased to offer 24,361 square feet of prime industrial space for lease at McKnight Commerce Centre. This endcap unit features a built out showroom space and warehouse area. The property includes a large truck court, efficient parking, and pylon signage along McKnight Boulevard.



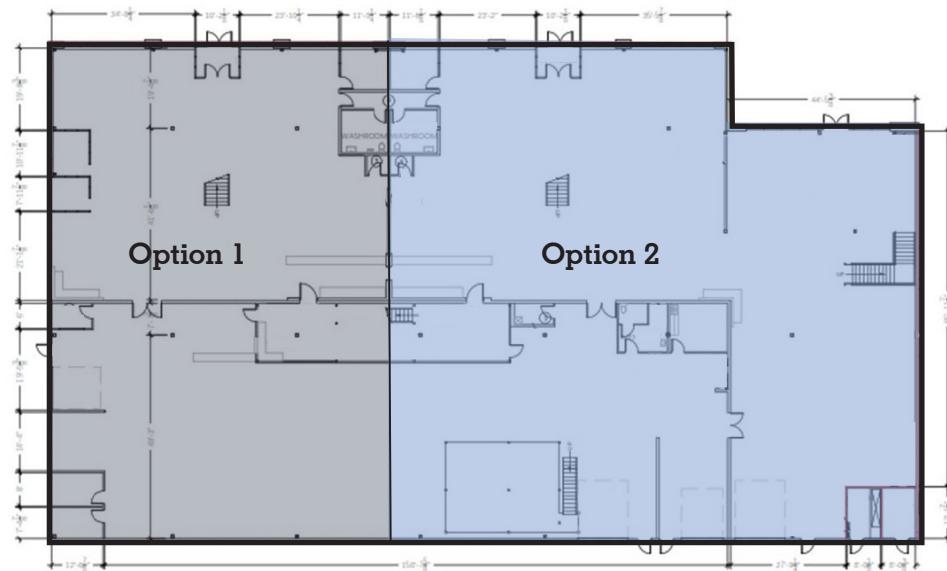
McKnight Boulevard

# Property Floorplan

## Mezzanine



## Floor Plan



## Total Area

Size (SF):  $\pm 24,361$

Bonus Mezz. (SF):  $\pm 4,713$

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):  $\pm 10,009$

Bonus Mezz. (SF):  $\pm 1,571$

Loading 1 Drive-In Doors (12'H x 10'W)

Clearance 22' 6"

## Option 2

Size (SF):  $\pm 14,352$

Bonus Mezz. (SF):  $\pm 3,142$

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

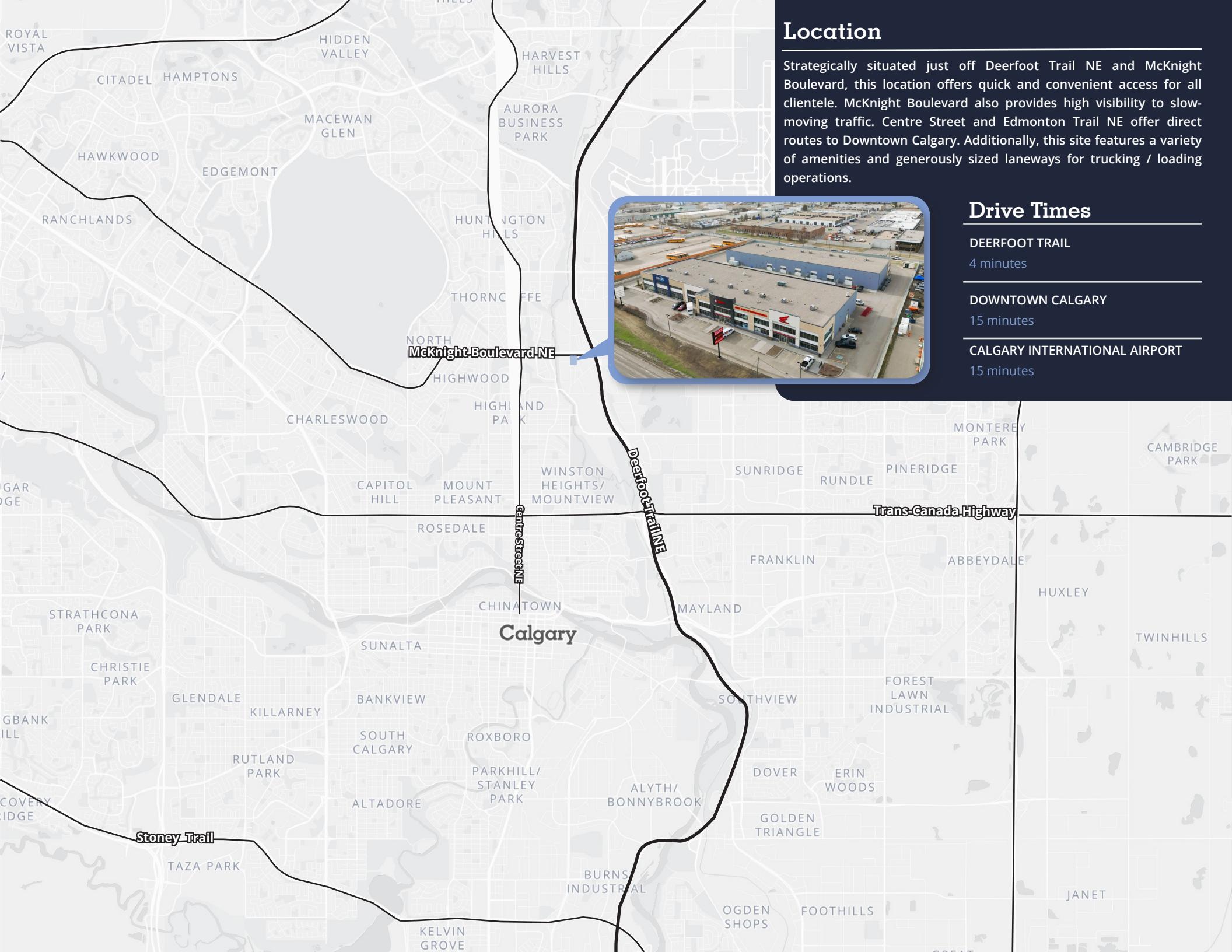
Subject  
property

Available Signage

McKnight Boulevard NE

Edmonton Trail

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



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