

# 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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# 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)<br>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.



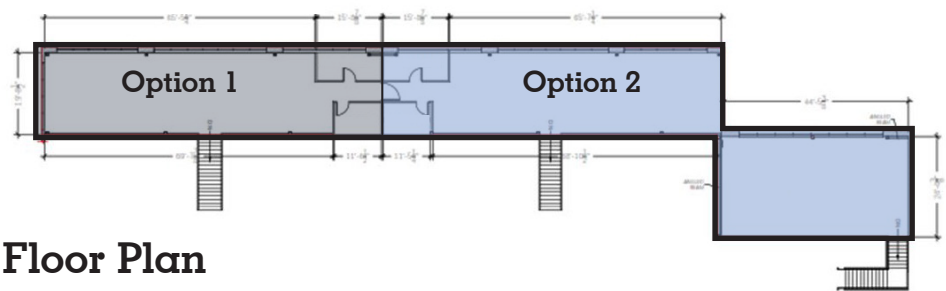
Avison Young is pleased to offer 24,361 square feet of prime industrial space for lease at McKnight Commerce Centre. This endcap unit features a built out showroom space and warehouse area. The property includes a large truck court, efficient parking, and pylon signage along McKnight Boulevard.



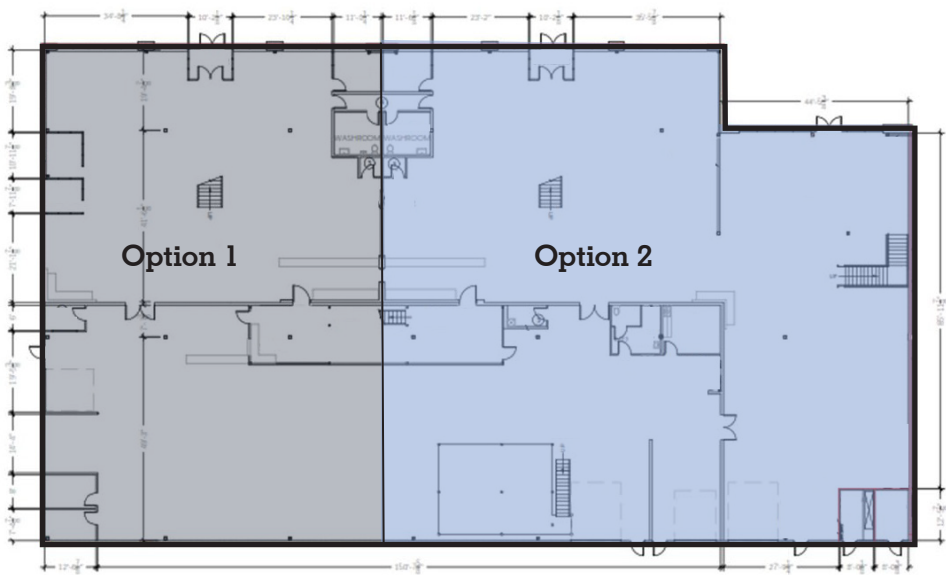


# Property Floorplan

## Mezzanine



## Floor Plan



## Total Area

|                   |  |
|-------------------|--|
| Size (SF):        | ±24,361  |
| Bonus Mezz. (SF): | ±4,713   |
| Loading           | 2 Drive-In Doors (14'H x 12'W)<br>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)<br>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

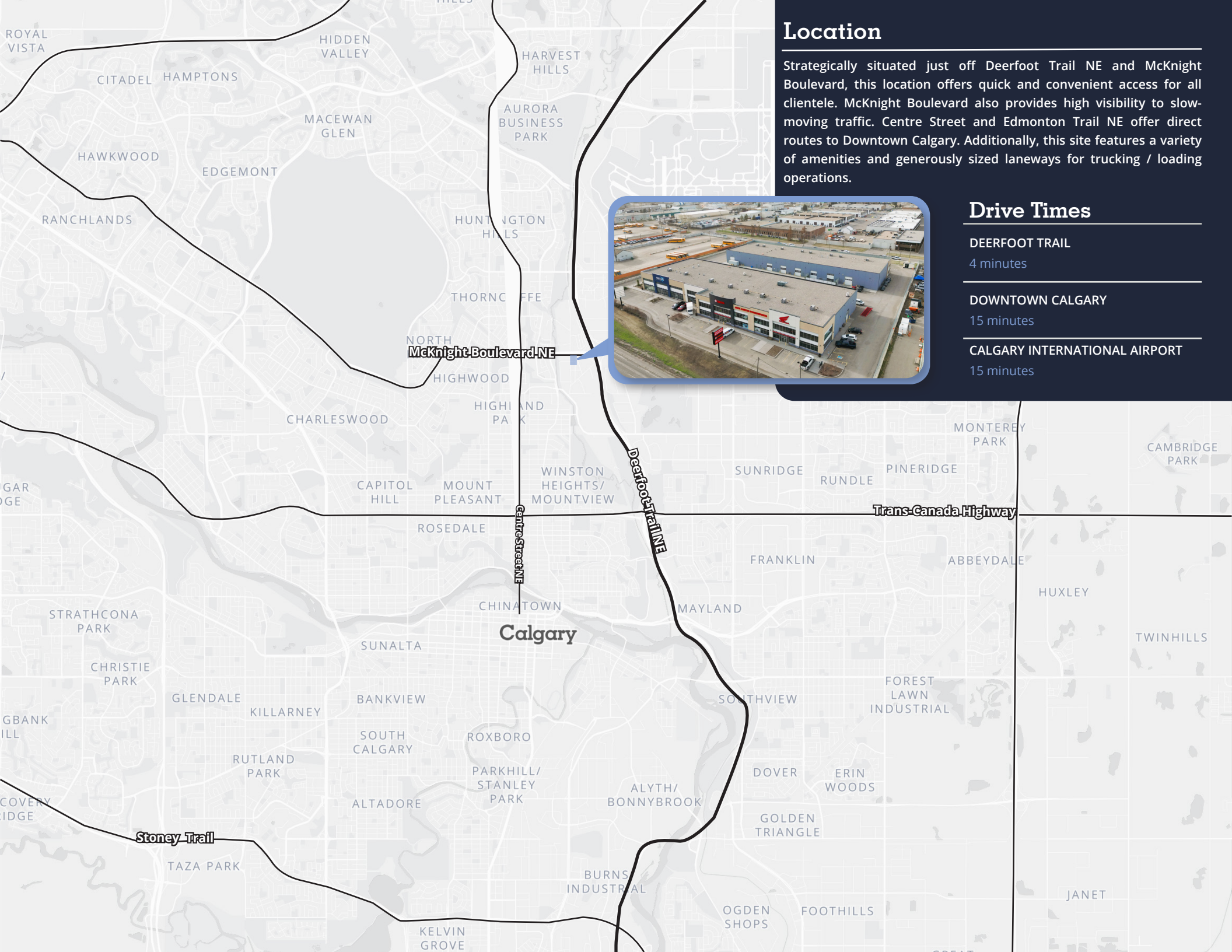
Available Signage

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



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