



HART BROWNING MANAGEMENT INC.

For Lease 4,020 SF Showroom and Warehouse Space

Wendy Browning
Broker & Property Manager
403-253-3016 ext. 106
wendy.browning@hartbrowningmanagement.com

Shanice Pidluzny
Property Manager
403-253-3016 ext. 104
shanicep@hartbrowningmanagement.com

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Property Highlights

- *Quick access off Blackfoot Trail and Macleod Trail*
- *5 minute drive to Downtown core*
- *On-site parking*
- *Walking distance to 39th Street LRT station*
- *Located at main intersection providing excellent exposure*

Property Information

Owner:	W.P. Holdings Corporation
Addresses:	462, 42 Avenue SE
District:	Manchester Industrial, Ward 9
Zoning:	I-G (Industrial General)
Lighting:	Mix – LED, track, fluorescent
OP Costs (2024):	\$7.50 psf
Rental Rate:	Market (\$14.00 plus escalations)
Available:	Immediately
Spaces:	4,020 Square Feet
HVAC:	Forced air Furnace and Warehouse unit heaters

Permitted Uses:

- Distribution Centre
- General Industrial – Light & Medium

Discretionary Uses:

- Office
- Print Centre

Floor Plan

4,020 Sq. Ft. – Warehouse unit with Showroom

