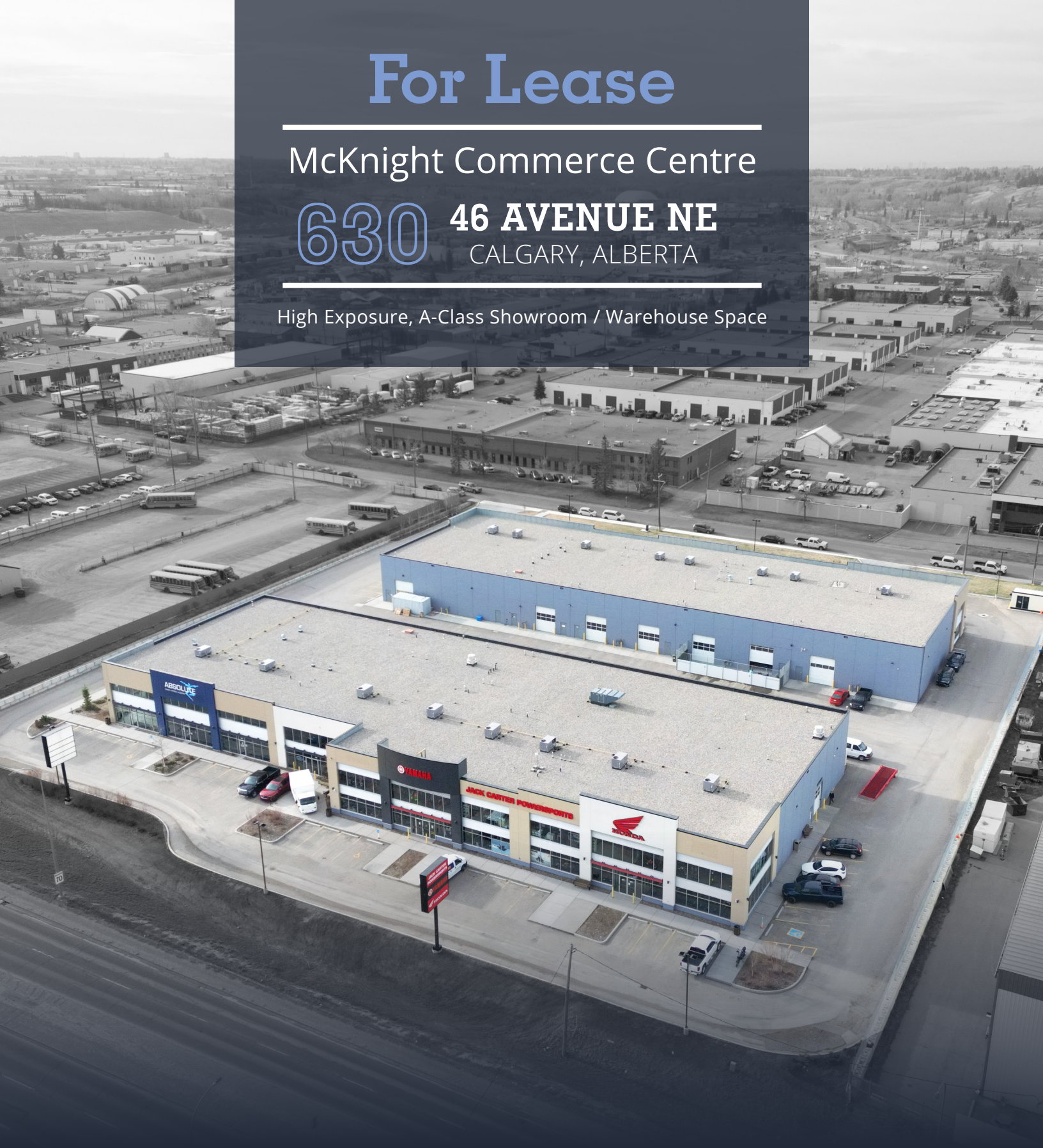


# For Lease

McKnight Commerce Centre

**630** 46 AVENUE NE  
CALGARY, ALBERTA

High Exposure, A-Class Showroom / Warehouse Space



**AVISON  
YOUNG**

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For Lease

630 46 Avenue NE, Calgary, AB

<b>Address</b>	<b>#109-117 630 46 Avenue NE, Calgary AB</b>
<b>District</b>	Greenview Industrial Park
<b>Zoning</b>	DC 1-2 (light Industrial)
<b>Unit Size</b>	Minimum Size: ± 10,009 SF
	Maximum Size: ± 24,361 SF
<b>Loading</b>	2 Drive-In Doors (14'x12')
	2 Drive-In Doors (12'x10')
<b>Clearance</b>	22.6'
<b>Power</b>	400A, 347/600V, 3 Phase
<b>Parking</b>	Scramble
<b>Availability</b>	Immediately
<b>Net Rent</b>	\$20.00 PSF
<b>Op. Costs</b>	\$7.20 + Management Fee



Fully Sprinklered through the unit



Prominent signage opportunity along McKnight Boulevard NE.



Flexible zoning allowing for a variety of industrial uses.



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

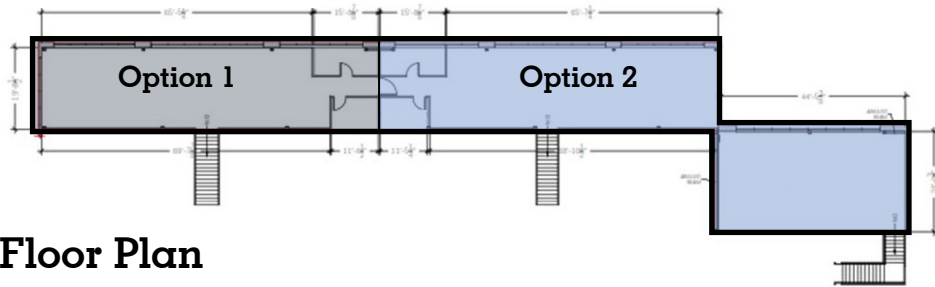


Trench drain and sump installed throughout rear portion of the warehouse.

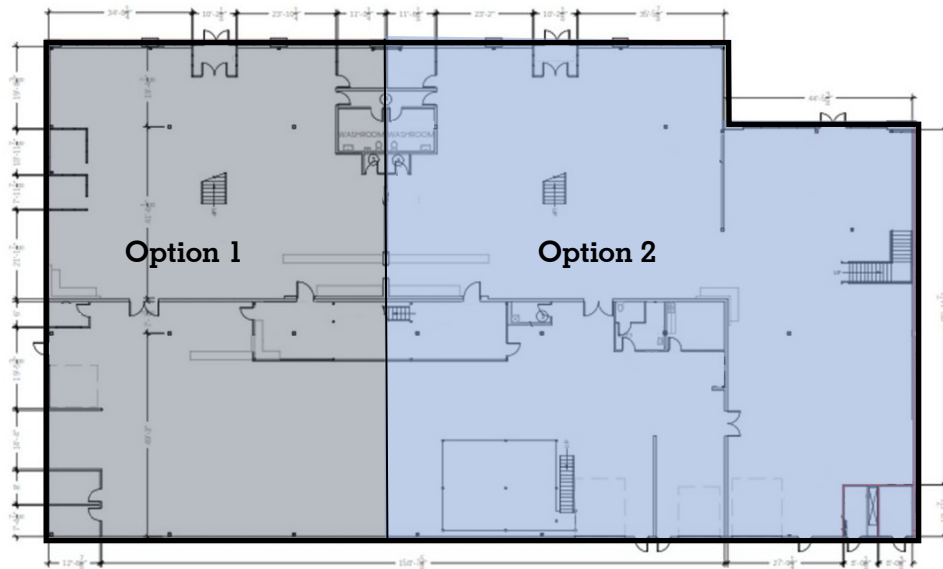
Avison Young is pleased to offer 24,361 square feet of prime industrial space for lease at McKnight Commerce Centre. This endcap unit features a built out showroom space and warehouse area. The property includes a large truck court, efficient parking, and pylon signage along McKnight Boulevard.



## Mezzanine



## Floor Plan



### 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

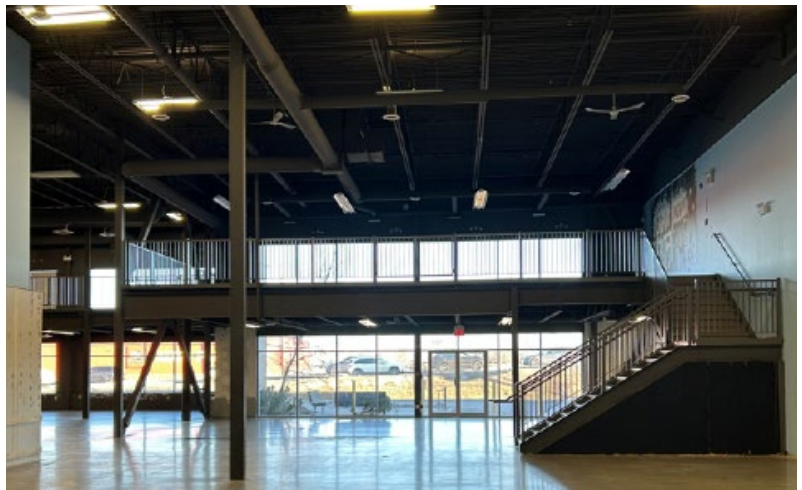
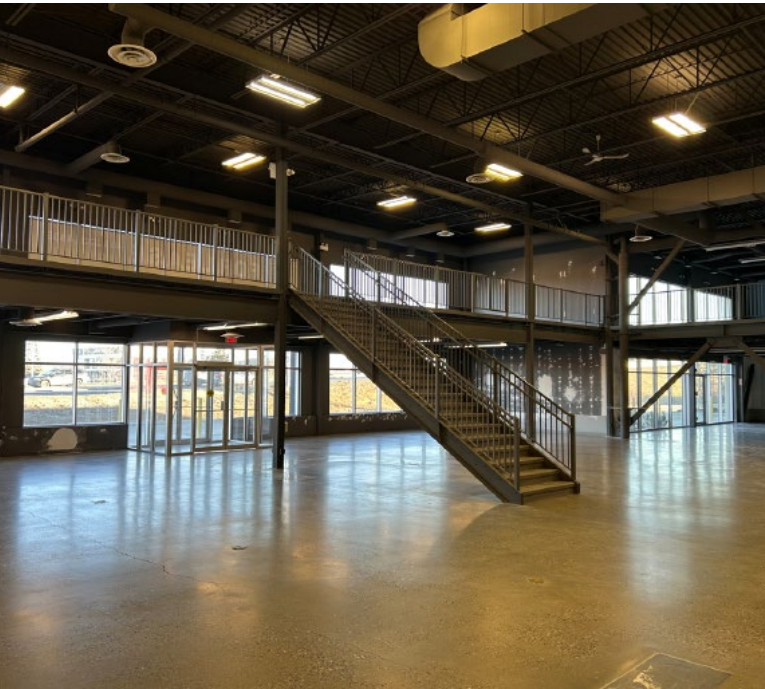
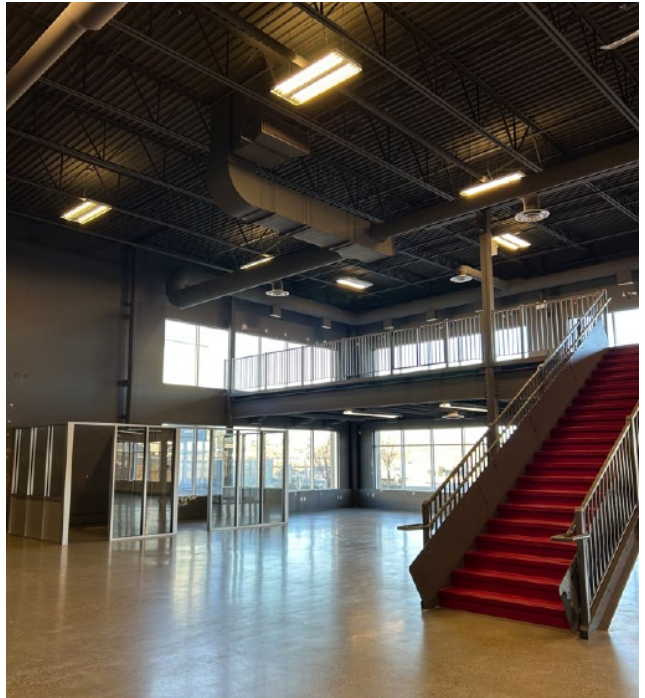
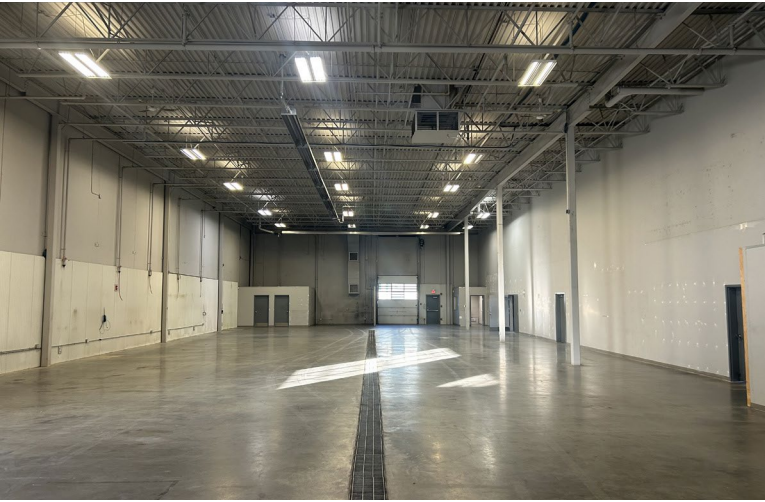
Bonus Mezz. (SF): ±3,142

Loading 2 Drive-In Doors (12'H x 14'W)  
1 Drive-In Doors (12'H x 10'W)

Clearance 22' 6"

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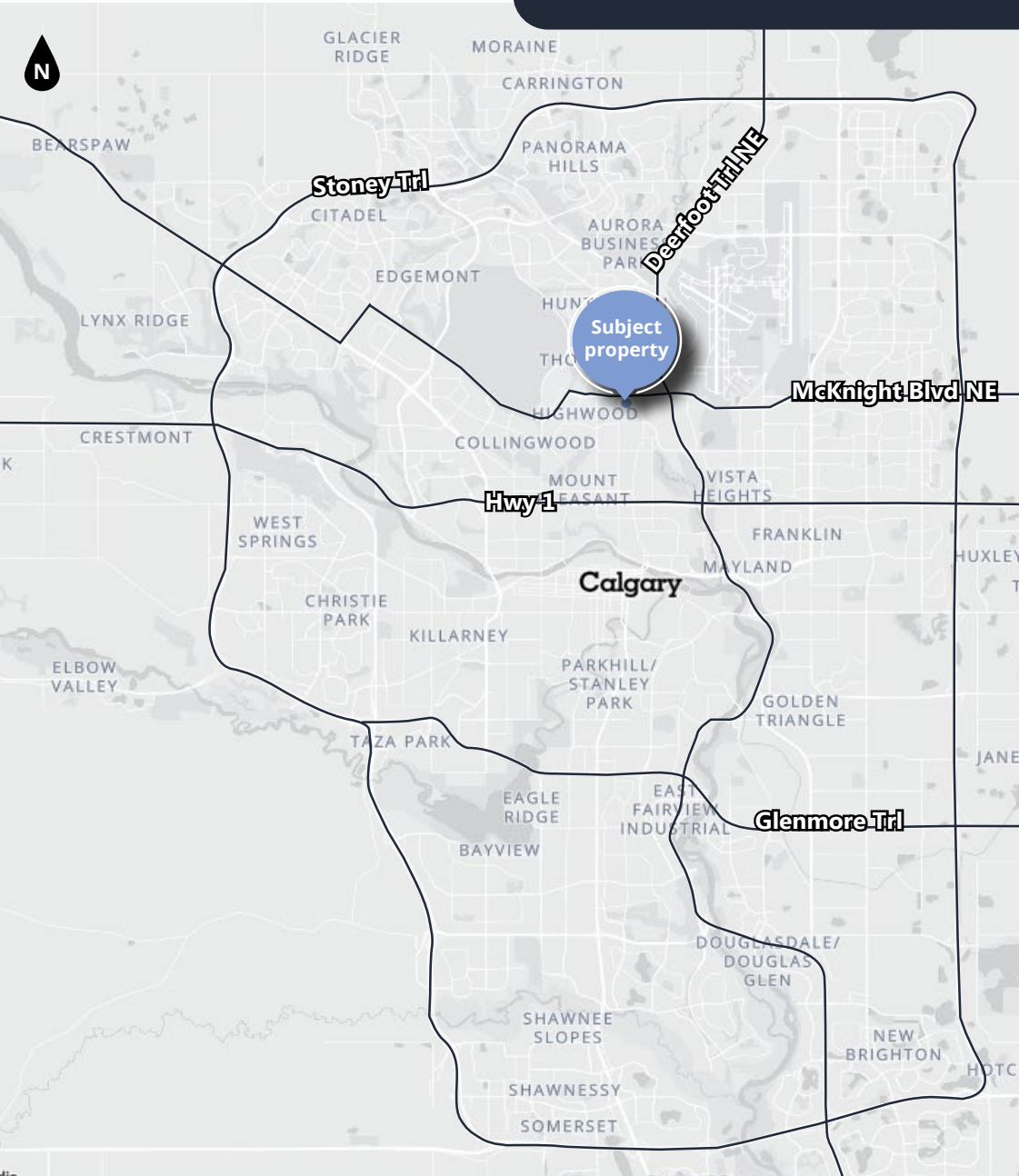


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## Location

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

YYC International Airport  
*15 minutes*

Downtown Calgary  
*15 minutes*

Deerfoot Trail NE  
*4 minutes*

Stoney Trail  
*15 minutes*



## Get more information

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