

FOR LEASE

BAY R, 1235 - 40 AVENUE N.E. MCCALL INDUSTRIAL PARK



PROPERTY DETAILS

UNIT SIZE:	±6,350 sq.ft. Plus Mezzanine (undeveloped)
LOADING:	1 Drive-in + 1 Dock
PARKING:	6 assigned parking + more behind bay
NET RENT:	\$12.00 psf
2025 CAM Costs:	\$5.76 psf

PROPERTY HIGHLIGHTS

- Exposure to bustling 12 Street and 40 Avenue NE with convenient access to 32 Avenue, McKnight Boulevard, Deerfoot Trail, and bus routes
- Ample loading depth to accommodate large trucks, rare for small industrial properties.
- Available August 1, 2025.



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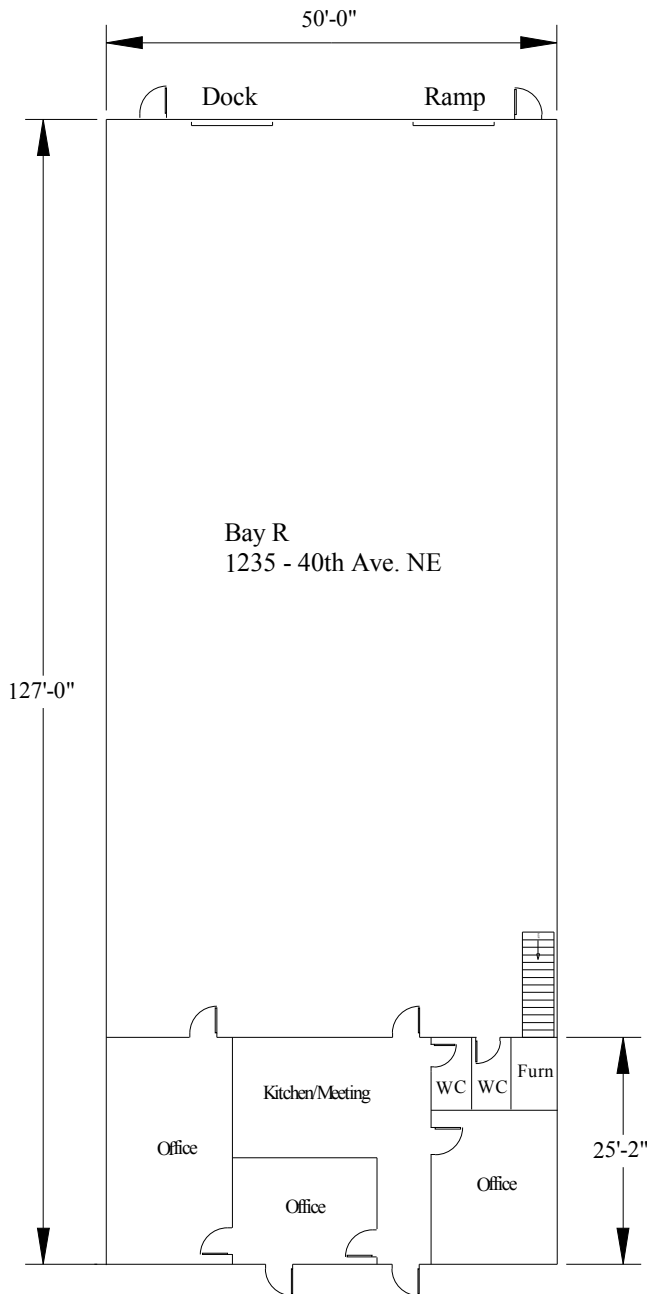


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**ALL MEASUREMENTS TO BE CONFIRMED
AND SUBJECT TO CHANGE.**



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