

± **2,175 SF INDUSTRIAL/FLEX SPACE**

// C-COR 3 Zoning / Located by Edmonton Trail NE

FOR LEASE

430 A 40 Avenue NE, Calgary, AB



Lead Broker

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Commercial Real Estate Advisors

PROPERTY HIGHLIGHTS // 430 A 40 Avenue NE



PROPERTY OVERVIEW

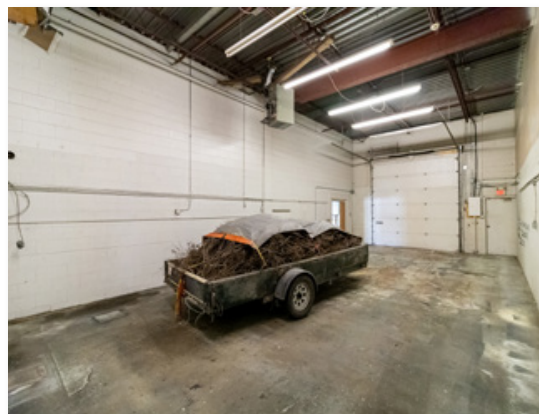
- Rare small industrial/flex space in Greenview Industrial
- Located by Edmonton Trail NE
- C-COR3 Zoning - wide range of retail/industrial/office uses
- Small office component with one office and one washroom
- Two drive-in in doors at warehouse area
- Pylon signage opportunity by 41 Avenue NE and Edmonton Trail NE
- Several amenities such as retailers, restaurants, automotive shops and other retailers near Edmonton Trail NE
- Close proximity to Edmonton Trail NE, 32 Avenue NE, and Deerfoot Trail NE
- **No automotive use permitted**

LEASE DETAILS

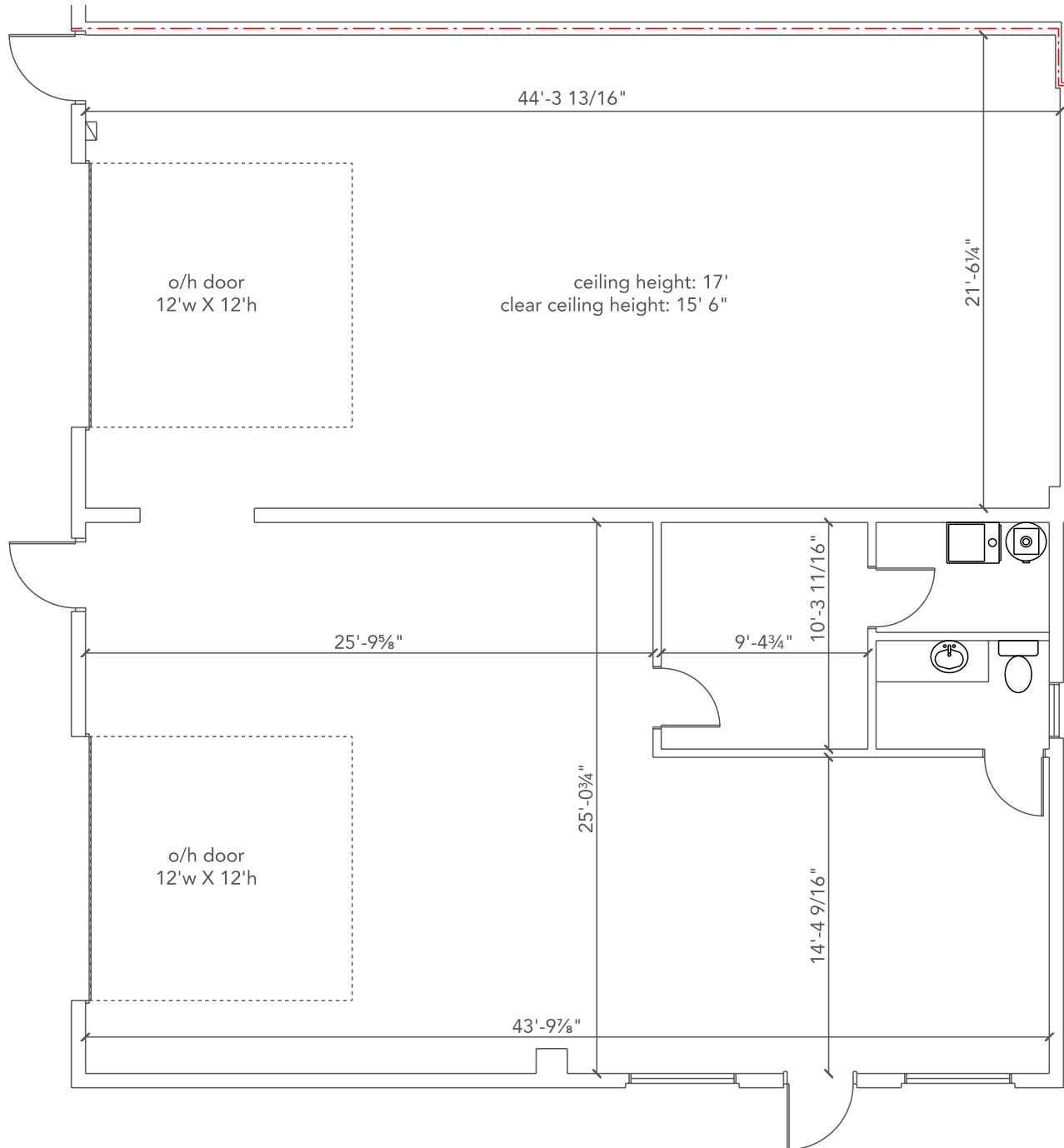
District:	Greenview Industrial	
Zoning:	C-COR3 (Commercial Corridor 3)	
Square Footage Breakdown:	Office:	± 400 SF
	Warehouse:	± 1,775 SF
	Total:	2,175 SF
Clear Height:	15' 6"	
Loading:	2 Drive-in (12'w x 12'h)	
Power:	100 Amps	
Lease Rate:	\$14.00 PSF	
Operating Costs (Est. 2024):	\$9.50 PSF	
Availability:	Immediate	



PROPERTY PICTURES // 430 A 40 Avenue NE



FLOOR PLAN // 430 A 40 Avenue NE



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