

REDUCED RATES



 **JLL** SEE A BRIGHTER WAY

For Sublease

647 - 46 Avenue NE
Calgary, AB

± 14,242 s.f. of Warehouse & Office Space

- Equipped with oversized doors
- Paved, fenced and secured yard
- Newly constructed office space
- Central northeast location close to major thoroughfares

Property Details

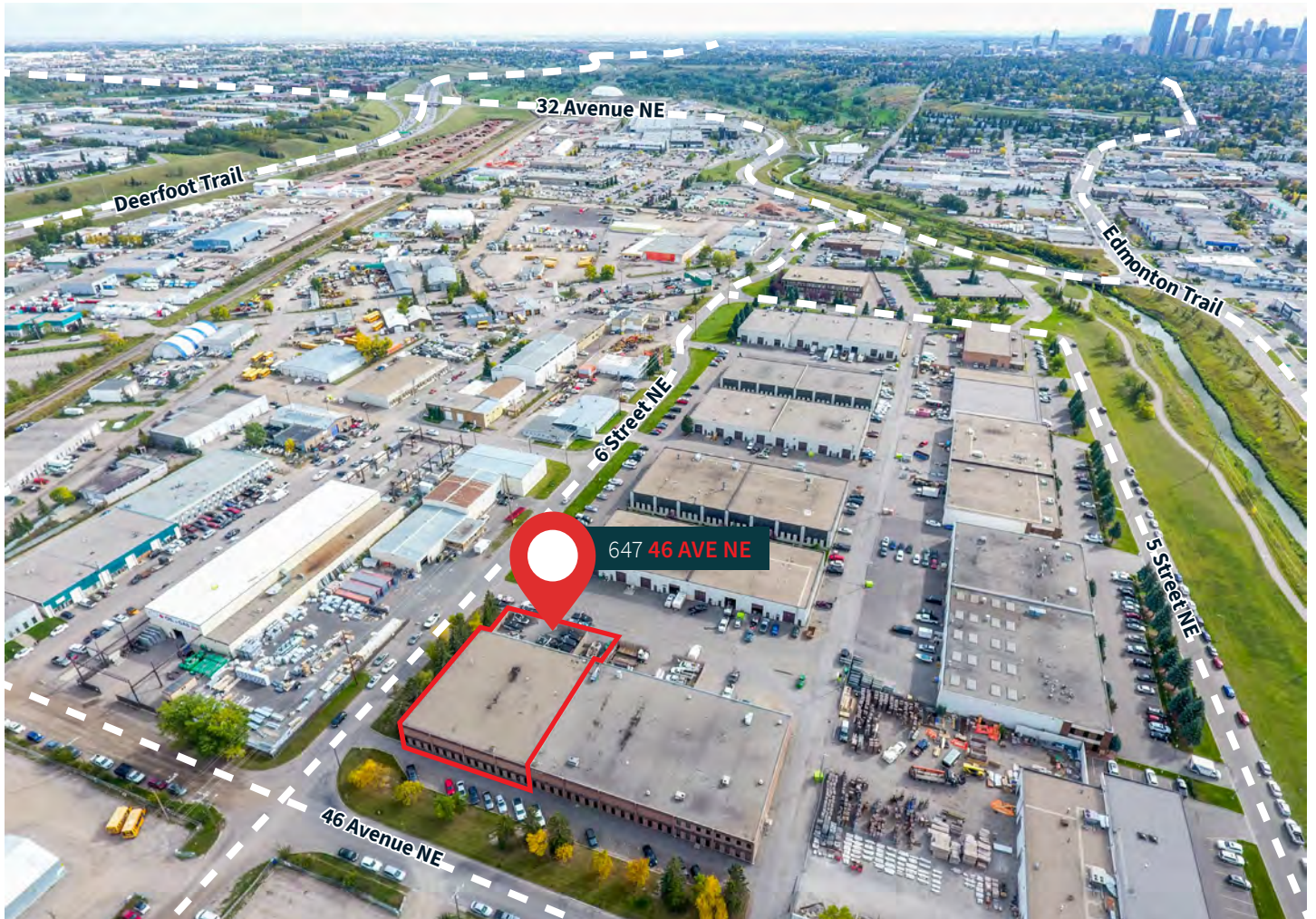
Address	647 - 46 Avenue NE	Ceiling Height	20' clear
District	Greenview	Power	400 amps (TBV)
Zoning	I-G (Industrial General)	Sublease Rate	\$13.25 p.s.f. \$12.75 p.s.f.
Building Size	Warehouse: ± 10,842 s.f. Office ± 3,400 s.f. Total: ± 14,242 s.f.	Op. Costs	\$4.35 p.s.f.
Sublease Expiry	June 30, 2028 (Headlease negotiable)	Features	<ul style="list-style-type: none">• Make-up air (CFM: TBV)• Equipped with two (2) dual compartment sumps• Paved, fenced, secured yard• Newly renovated office space
Loading	3 (14' x 16') drive-in doors		



Floor Plan



Property Location



Drive Times



Edmonton Trail → **3 min. / 1.0 km**



Stoney Trail East → **12 min. / 12.5 km**



Deerfoot Trail → **5 min. / 2.6 km**



Downtown Calgary → **12 min. / 9.4 km**



Trans-Canada Hwy → **7 min. / 4.3 km**



Calgary Int. Airport → **12 min. / 9.8 km**

Contact us for more information



Austin Smith

Lead Broker

Vice President

+1 403 456 2 197

austin.smith@jll.com

Carey Koroluk

Lead Broker

Vice President

+1 403 456 2346

carey.koroluk@jll.com

Troy Robinson

Lead Broker

Associate

+1 403 670 7353

troy.robinson@jll.com

Marshall Toner

EVP, National Industrial

+1 403 456 2214

marshall.toner@jll.com

Ryan Haney

Executive Vice President

+1 403 456 2221

ryan.haney@jll.com

Chris Saunders

Executive Vice President

+1 403 456 2218

chris.saunders@jll.com