

780-380-6207  
meghan@meghanrobinson.net

19, 1410 40 Avenue NE  
Calgary, Alberta

MLS # A2215991



**\$3,100 per month**

Division: McCall

Type: Warehouse

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,400 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Affordable and Functional Industrial Space in McCall &ndash; All-Inclusive Lease! Located at 1410 40 Ave NE, Calgary, AB, this 1,400 sq ft warehouse offers the perfect balance of efficiency and accessibility for your growing business. Nestled in the well-established McCall Industrial Park, this unit is just moments from major routes like Deerfoot Trail and McKnight Blvd, ensuring smooth logistics and easy access for your team and deliveries. The space features a dedicated loading dock with a large overhead door, ideal for businesses requiring frequent shipping and receiving. Inside, the open layout provides a clean, customizable footprint suitable for storage, distribution, light manufacturing, or trades operations. Offered at just \$3,100/month including utilities, this all-inclusive gross lease simplifies budgeting and keeps your overhead low. Whether you're an expanding local business or launching a new operation, this space offers unbeatable value in a prime NE Calgary location. Contact your favorite realtor today to book a private tour!