



For Lease | Calgary, AB

1390 17th Avenue SE

44,111 SF office & warehouse for
lease in the heart of Inglewood.

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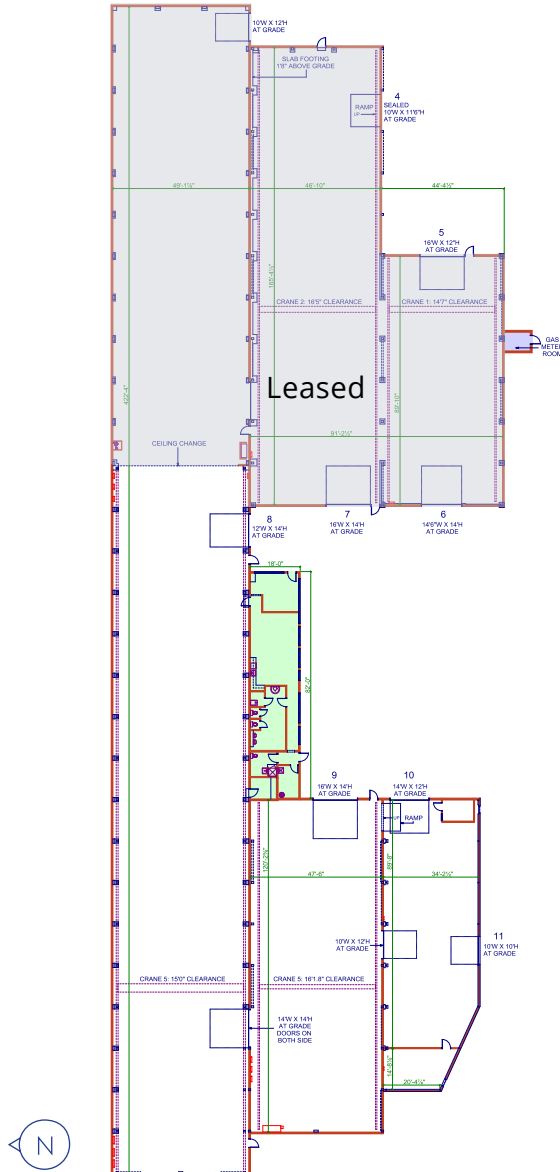
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Property Overview

Floorplan



District	Alyth - Inglewood
Zoning	I-E Industrial Edge
Office Area	± 1,510 SF
Warehouse Area	± 22,601 SF
Total	± 24,111 SF
Site Size	±2.04 Acres
Loading	Seven (7) Drive-in doors (various sizes up to 14' x 16')
Crane	1 x 10 Ton
Ceiling Height	12' - 18' clear
Power	800 Amps, 600 Volts, 3 Phase (TBV)
Op Costs (2023)	\$3.47 PSF
Lease Rate	Market
Available	Immediately
Comments	<ul style="list-style-type: none"> Available for short lease terms only Large paved, fenced and secure storage yard Numerous drive-in loading doors varying in size Forced air heating units throughout warehouse Exhaust fan Close proximity to Downtown Calgary Quick access to Blackfoot Trail and Deerfoot Trail Walking distance to shops and restaurants in Inglewood





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