1209 38 Avenue Calgary Alberta

$4,000

Excellent opportunity to Lease a clean and spacious warehouse space located in the McCall Area off of 12th street and 38th Ave NE. Step into a well-maintained industrial property situated in a strategic location with convenient access and ample parking. This robust 2,500 sq ft warehouse offers exceptional functionality with one large overhead door complete with a loading dock, providing seamless logistics and easy product movement. An additional entrance door ensures convenient access for personnel and smaller deliveries.The expansive warehouse space is currently in raw condition, offering potential tenants the flexibility to customize the interior to precisely match their operational requirements. Whether you're a manufacturing business, distribution center, storage facility, or local enterprise needing substantial working space, this warehouse provides the perfect canvas for your specific needs.The property boasts robust infrastructure and a practical layout that supports efficient workflow and storage solutions. The generous square footage allows for versatile usage, potential equipment placement, and room for future business growth. An all-inclusive gross lease $4000/ month structure simplifies your operational costs by bundling utilities into the rental price.Don't miss this prime opportunity to secure a functional and strategically located warehouse space that can elevate your business operations. Contact your favorite realtor or reach out today to schedule a viewing and take the next step in expanding your business capabilities! (id:6769)

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