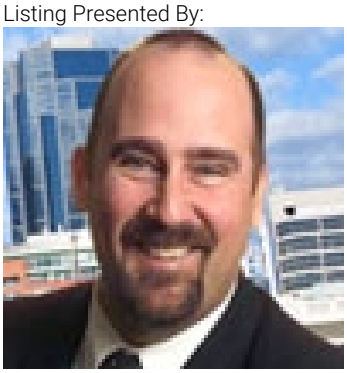


# 4120 108 Avenue Calgary Alberta

$5,000

Brand new 1960 sq. ft. industrial bay available for lease in the highly sought-after Jacksonport Business District in northeast Calgary. This corner unit offers exceptional visibility, functionality, and access, making it ideal for a wide range of industrial and commercial uses permitted under IG (Industrial General) zoning by the City of Calgary. The unit features two large drive-in doors, providing convenient loading and operational efficiency, along with two make-up air units for enhanced ventilation and workspace comfort. The corner location allows for excellent exposure, natural light, and ease of access for staff and clients alike. Strategically situated in Jacksonport, the property offers excellent connectivity to Calgary International Airport, major transportation routes, and nearby commercial amenities. Its prime location and modern construction make it a strong fit for businesses in distribution, light manufacturing, automotive, or general industrial operations. This is a rare opportunity to lease a premium, newly constructed industrial bay in one of Calgary's fastest-growing commercial corridors. The unit is move-in ready and available immediately. (id:6769)

Listing Presented By:



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