

# FOR LEASE

BAY A, 1165 44TH AVENUE SE

2,304 SQUARE FEET



## Property Description

### 2,304 Square Feet

- Located in Highfield just off 42nd Avenue.
- Excellent access to Blackfoot Trail.
- Small bay opportunities available to a wide range of users.
- Centrally located and close to many amenities.
- Includes mezzanine storage area not included in the rentable area.

For information and options on this property contact:

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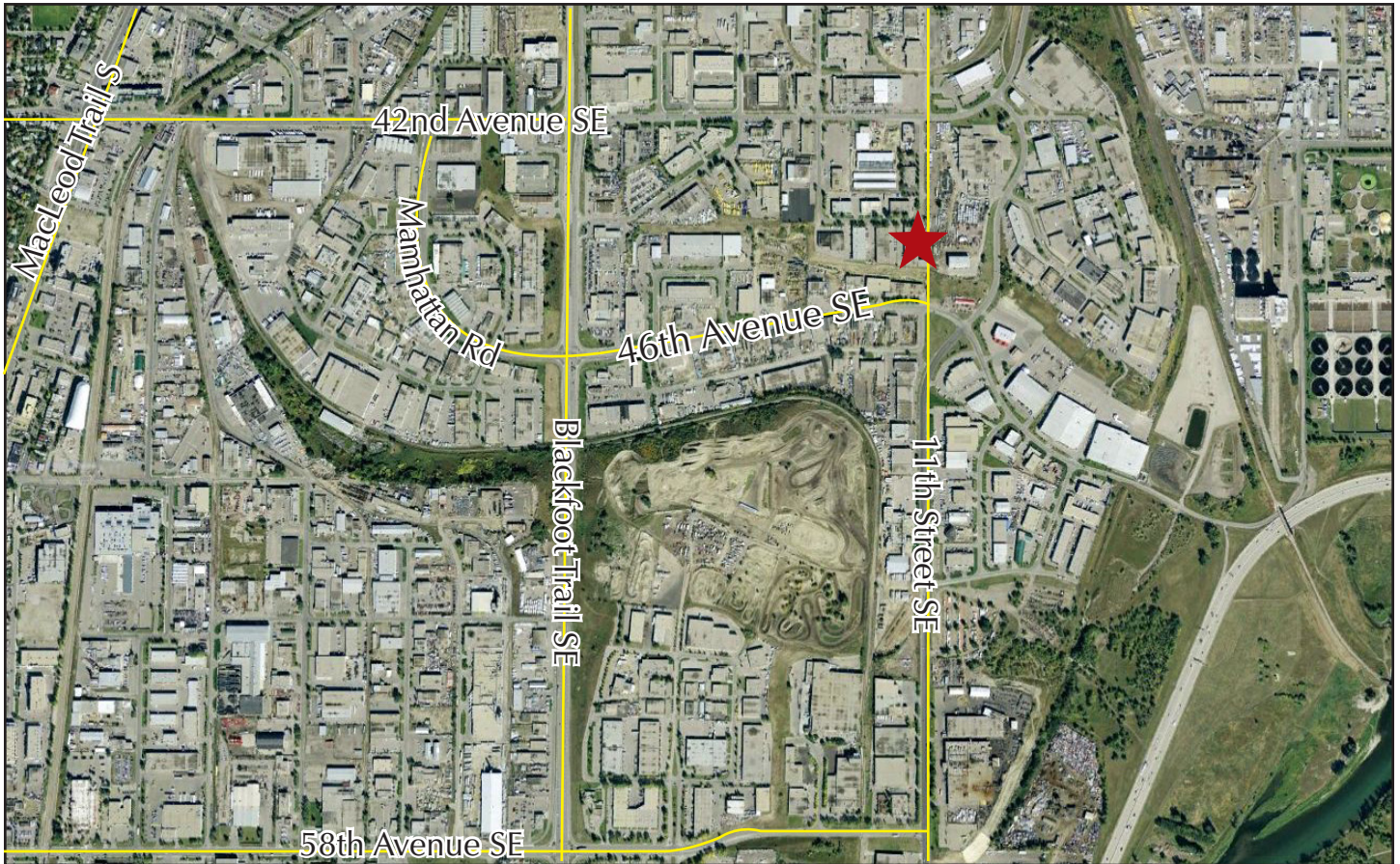
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## PROPERTY LOCATION



## PROPERTY DETAILS

District:	Highfield
Zoning	I-G
Loading:	1 Drive-in door
Power:	TBV
Net Rent:	\$11.00
Op. Costs:	\$3.66
Ceiling Height:	14'
Office:	700 sq. ft.
Warehouse:	1,604 sq. ft.
Smallest Divisible Area	2,304 sq. ft.



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