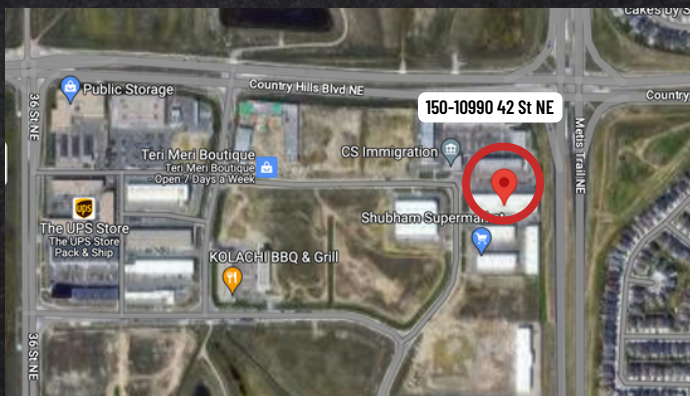




INDUSTRIAL
FOR LEASE
NOW

150-10990 42 St NE
Calgary, Alberta

- Exceptional architectural design and modern amenities.
- LED lighting and three-phase power.
- Property comes with 4 assigned parking stalls.
- 300 sq. ft. of fenced storage area.
- Includes overhead drive-in door.
- Located just off Metis Trail and Country Hills Blvd.



I-G Zoning
(Industrial General)

Unit #150
2410.80 square feet (91.9 x 28.5ft)

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CENTURY 21.
Bravo Realty



PROPERTY INFORMATION

COMMUNITY: Skyview Ranch/ Cityscape

ADDRESS: 10990 42 St NE

SPACE AVAILABLE: UNIT #150

UNIT AREA TOTAL: 2410.80 sq. ft.

ZONING: (Industrial General) I-G

POWER: 200 amp @ 600 volt / 3 Phase

HEATING: Overhead Gas Heater

LIGHTING: LED lighting in the warehouse

OP COST: \$9.56/sq. ft.

MONTHLY CONDO FEES: \$386.83

AVAILABLE: IMMEDIATELY

LEASE RATE: Market (\$24/sq. ft.)

PERMITTED USES

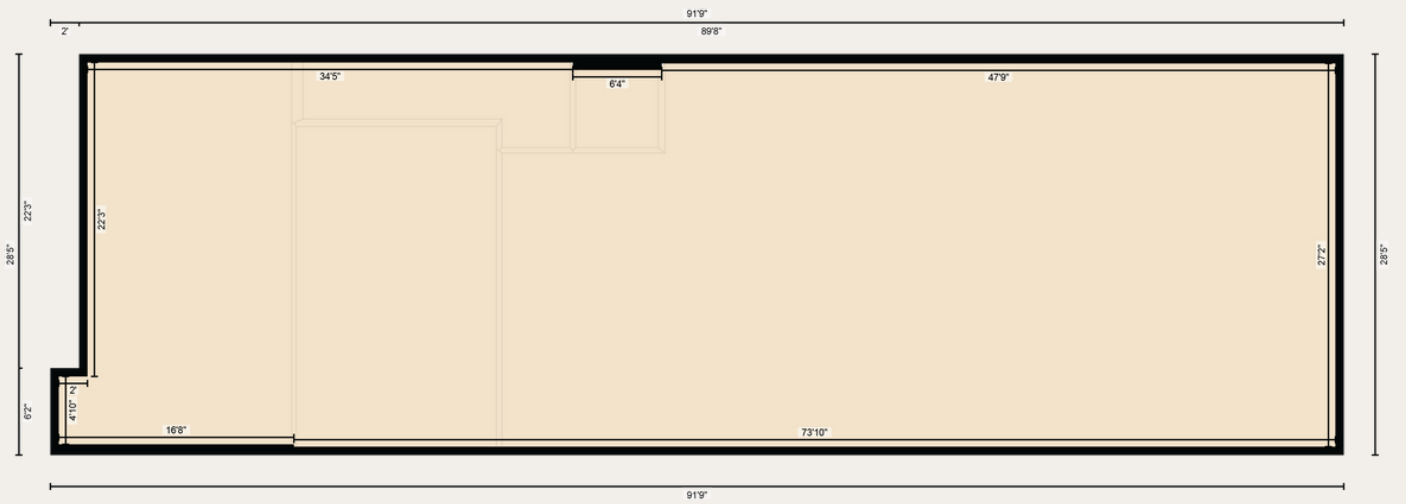
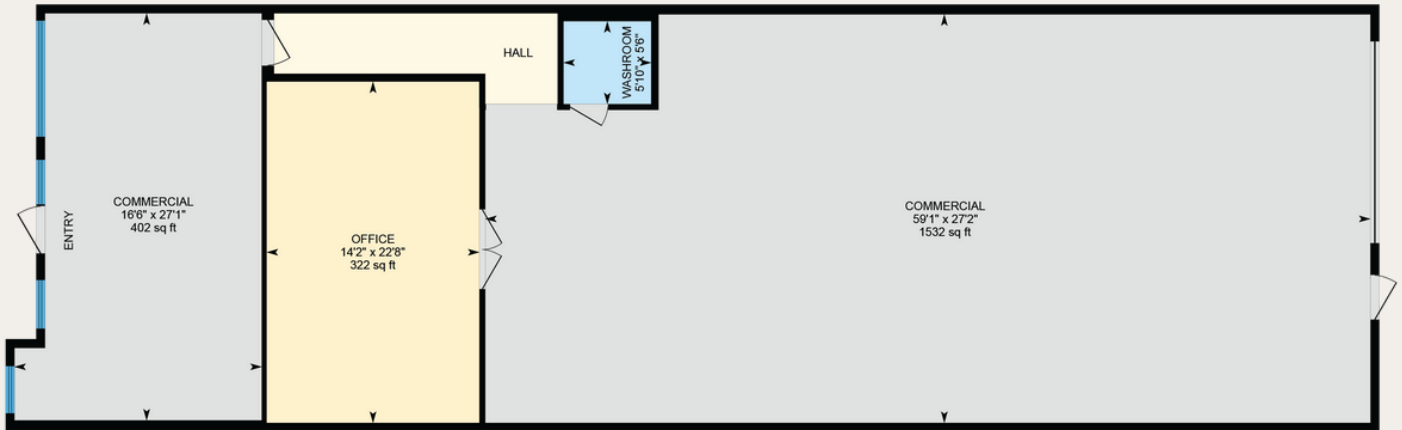
The following uses are permitted uses in Industrial General (I-G) if they are located within existing approved buildings:

- Auto Body and Paint Shop;
- Auto Service — Major;
- Auto Service — Minor;
- Car Wash — Single Vehicle;
- Catering Service — Major;
- Catering Service — Minor;
- Dry-cleaning and Fabric Care Plant;
- Fleet Service;
- Freight Yard;
- General Industrial — Light;
- General Industrial — Medium;
- Large Vehicle Service;
- Large Vehicle Wash;
- Motion Picture Production Facility;
- Municipal Works Depot;
- Parking Lot — Grade;
- Parking Lot — Structure;
- Power Generation Facility — Medium;
- Power Generation Facility — Small;
- Protective and Emergency Service;
- Recreational Vehicle Service;
- Recyclable Material Drop-Off Depot;
- Sign — Class C;
- Specialty Food Store;
- Utility Building;
- Vehicle Storage.
- Animal Feed Processor
- Brewery and Distillery
- Contractor's Shop
- Food and Beverage Processor
- Health Services Laboratory — Without Clients
- Household Appliance and Furniture Repair Service
- Industrial Design and Testing
- Industrial Repair and Service
- Manufacturer
- Printing, Publishing and Distributing
- Specialized Industrial; and
- Warehouse — Storage Only.

[CLICK HERE FOR VIRTUAL TOUR](#)



FLOOR PLAN | 2410.80 sq ft





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