

FOR LEASE

AIRWAYS

WAREHOUSE / OFFICE

#1/2, 2221 - 41st Avenue N.E.



8,197 Square Feet



Norcal Realty & Management Corp.

Phone: (403) 291-3010 Fax: (403) 291-3591
Suite 260, 3015 - 12th Street N.E.
Calgary, Alberta T2E 7J2
www.norcalgroup.com

Hardy Nielsen
Direct Tel: (403) 540-6332
hardy@norcalgroup.com

Kevin Deeks
Direct Tel: (403) 819-8331
kdeeks@norcalgroup.com

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PROPERTY HIGHLIGHTS

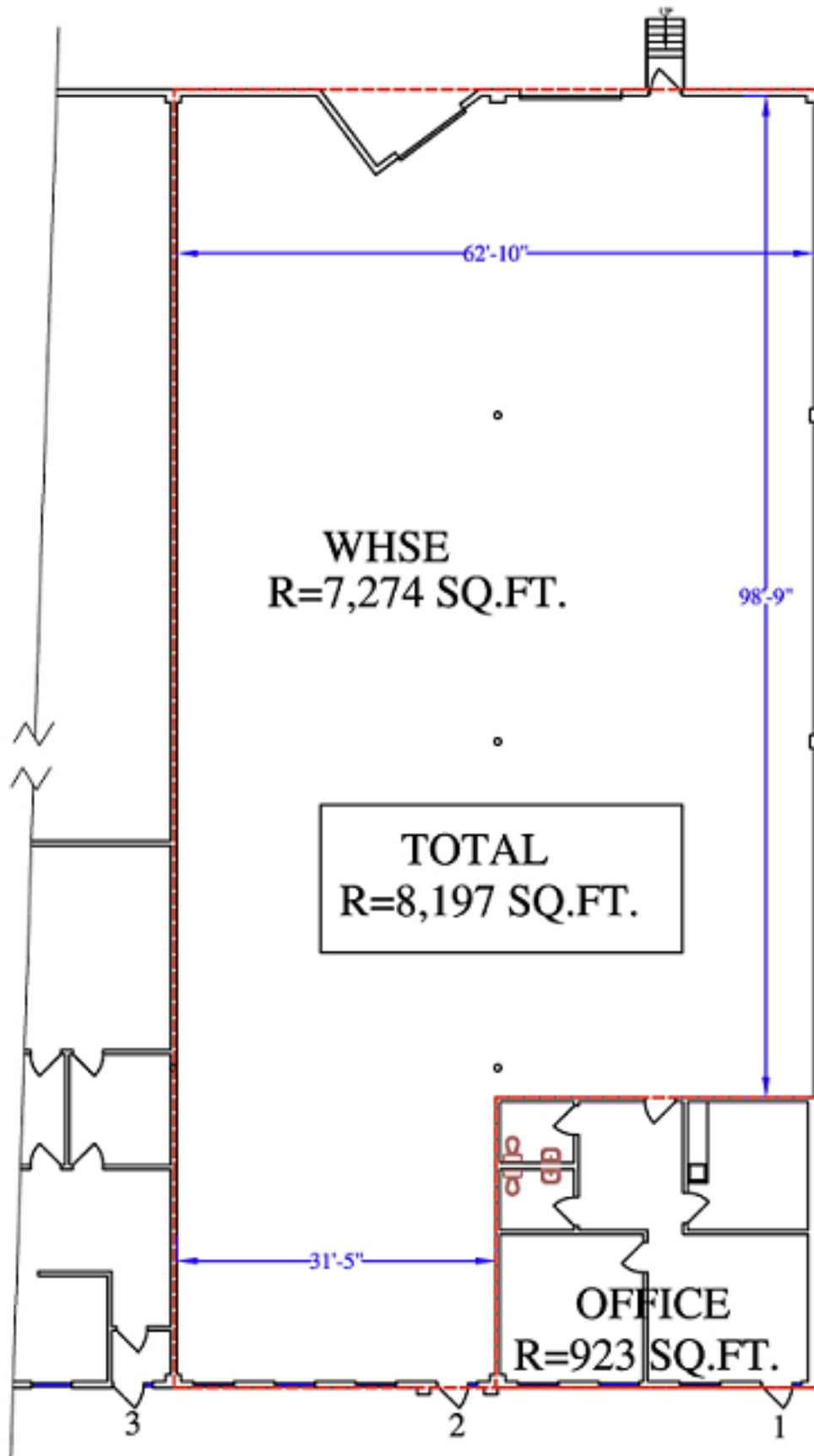
#1/2, 2221 - 41st Avenue N.E.

DISTRICT:	Airways Industrial Park
LEGAL DESCRIPTION:	Plan 1113735; Lot 5; Block 4
ZONING:	I-G
BUILDING SIZE:	66,000 Sq. Ft.
OFFICE:	923 Sq. Ft.
WAREHOUSE:	7,274 Sq. Ft.
CEILING HEIGHT:	20'
LOADING:	2 - 8' x 10' Dock
ELECTRICAL:	120 Amps; 600 Volts
MECHANICAL:	Roof Top Unit Unit Heaters in warehouse
LEASE RATE:	\$10.50 per Sq. Ft.
OPERATING COSTS:	\$2.17per Sq. Ft. ("2018 Budget)
PROPERTY TAXES:	\$2.36 per Sq. Ft.
AVAILABLE:	Immediate
FEATURES:	Ample Parking; Central Location Calgary Transit Bus Route #57 or #33

LOCATION



FLOOR PLAN
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