

# FOR LEASE AIRWAYS WAREHOUSE / OFFICE

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



## 8,197 Square Feet



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# PROPERTY HIGHLIGHTS

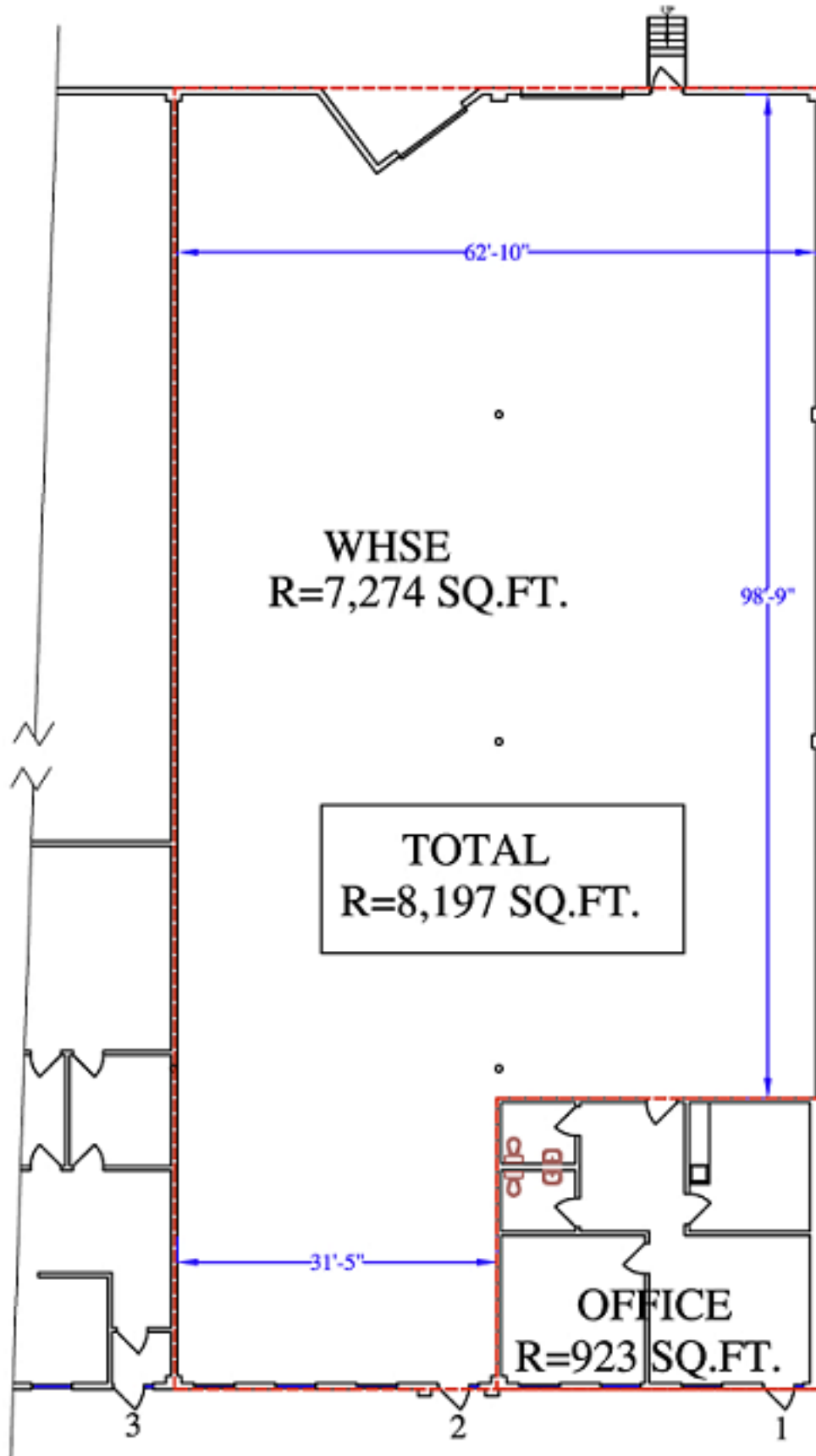
## #1/2, 2221 - 41<sup>st</sup> Avenue N.E.

<b>DISTRICT:</b>	Airways Industrial Park
<b>LEGAL DESCRIPTION:</b>	Plan 1113735; Lot 5; Block 4
<b>ZONING:</b>	I-G
<b>BUILDING SIZE:</b>	66,000 Sq. Ft.
<b>OFFICE:</b>	923 Sq. Ft.
<b>WAREHOUSE:</b>	7,274 Sq. Ft.
<b>CEILING HEIGHT:</b>	20'
<b>LOADING:</b>	(2) Docks 8' x 10'
<b>ELECTRICAL:</b>	120 Amps; 600 Volts
<b>MECHANICAL:</b>	Roof Top Unit (TBV) Unit Heaters in warehouse
<b>LEASE RATE:</b>	\$10.50 per Sq. Ft.
<b>OPERATING COSTS:</b>	\$2.16per Sq. Ft. ("2018 Budget)
<b>PROPERTY TAXES:</b>	\$2.18 per Sq. Ft.
<b>AVAILABLE:</b>	Immediate
<b>FEATURES:</b>	Ample Parking; Central Location Calgary Transit Bus Route #57 or #33

## LOCATION



**FLOOR PLAN**  
**#1/2, 2221 - 41<sup>st</sup> Avenue N.E.**



# LOCATION

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