

FOR LEASE AIRWAYS WAREHOUSE / OFFICE

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



8,197 Square Feet



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PROPERTY HIGHLIGHTS

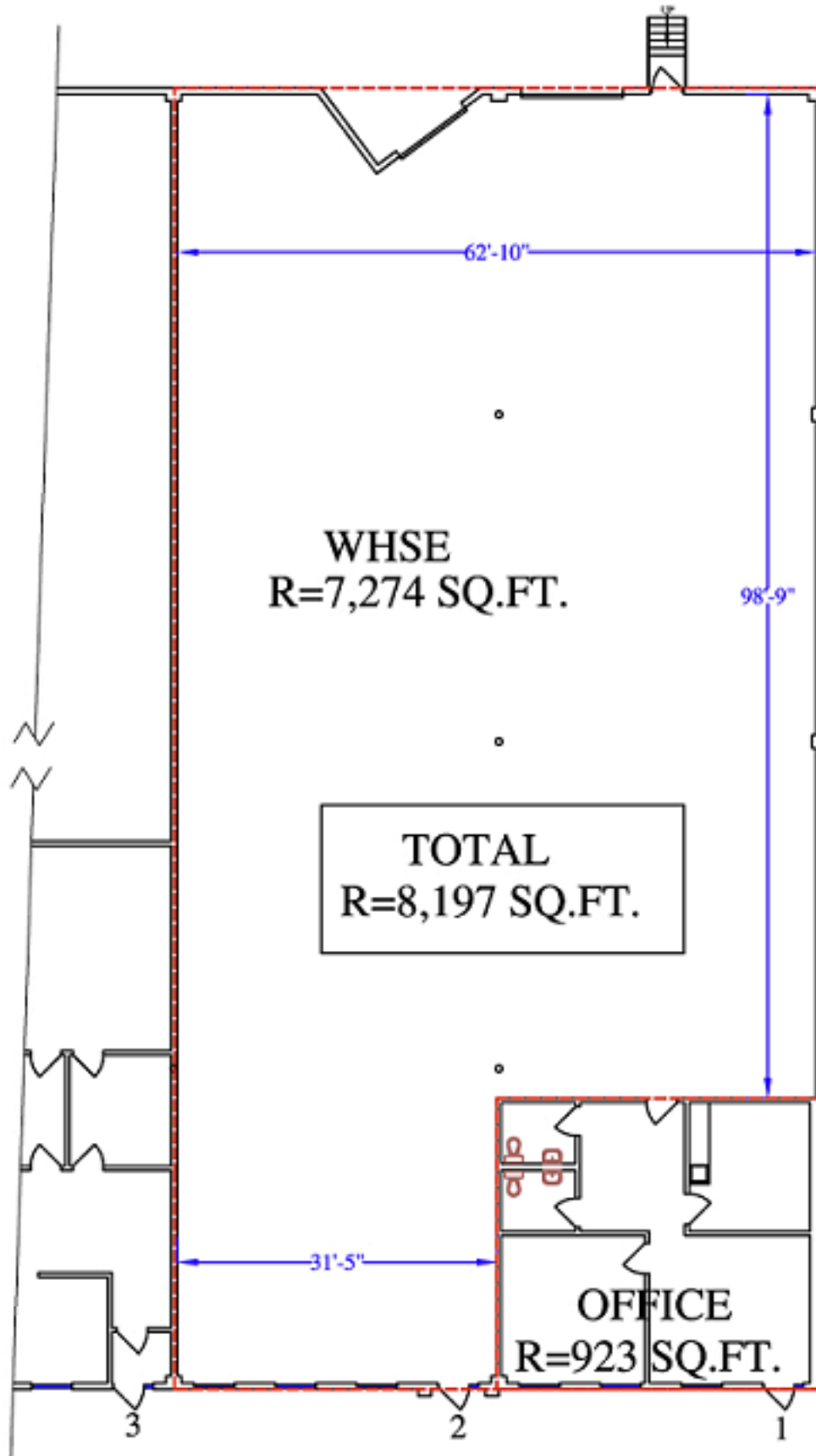
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DISTRICT:	Airways Industrial Park
LEGAL DESCRIPTION:	Plan 1113735; Lot 5; Block 4
ZONING:	I-G
BUILDING SIZE:	66,000 Sq. Ft.
OFFICE:	923 Sq. Ft.
WAREHOUSE:	7,274 Sq. Ft.
CEILING HEIGHT:	20'
LOADING:	(2) Docks 8' x 10'
ELECTRICAL:	120 Amps; 600 Volts
MECHANICAL:	Roof Top Unit (TBV) Unit Heaters in warehouse
LEASE RATE:	\$11.00 per Sq. Ft.
OPERATING COSTS:	\$2.20 per Sq. Ft. ("2018 Budget)
PROPERTY TAXES:	\$2.18 per Sq. Ft.
AVAILABLE:	Immediate
FEATURES:	Ample Parking; Central Location Calgary Transit Bus Route #57 or #33

LOCATION



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



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