

SUBLEASE AIRWAYS WAREHOUSE / OFFICE

Bay 113, 5305 McCall Way NE



4,033 Square Feet



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PROPERTY HIGHLIGHTS

Bay 113, 5305 McCall Way N.E.

DISTRICT:	Peagsus
LEGAL DESCRIPTION:	Plan 9210847; Block A
ZONING:	Airport Light Industrial, I-G equivalent
BUILDING SIZE:	40,000 Sq. Ft.
BAY SIZE:	4,033 Sq. Ft.
OFFICE :	900 Sq. Ft.
WAREHOUSE:	3,133 Sq. Ft.
CEILING HEIGHT:	24' Clear
LOADING:	Surface 12' X 14' Overhead Door
ELECTRICAL:	200 Amps
MECHANICAL:	Roof top unit (2) Unit heaters (2)
LEASE RATE:	\$13.50 per Sq. Ft. plus Inducements
PROPERTY TAX:	\$3.53 per Sq. Ft.
OPERATING COSTS:	\$2.75 per Sq. Ft. ("2018 Budget")
AVAILABLE:	Immediately
FEATURES:	Ample Parking & Loading Build to suite Tenant requirements Close to Hotels/Restaurants Central Northeast location, McKnight Blvd. & Barlow Trail N.E. Calgary Transit Bus Route #57



SITE PLAN

Bay 113, 5305 McCall Way N.E.

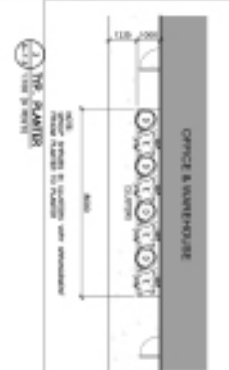


DEVELOPMENT DATA:

DATE OF DEVELOPMENT	APPROX. PROJECT COST
APPROX. AREA	APPROX. GROSS FLOOR AREA
APPROX. GROUND COVER	APPROX. GROUND COVER
APPROX. VOLUME	APPROX. VOLUME
APPROX. HEIGHT	APPROX. HEIGHT
APPROX. DENSITY	APPROX. DENSITY
APPROX. TRAFFIC VOLUME	APPROX. TRAFFIC VOLUME
APPROX. PARKING SPACES	APPROX. PARKING SPACES
APPROX. UTILITIES	APPROX. UTILITIES
APPROX. ENVIRONMENTAL IMPACT	APPROX. ENVIRONMENTAL IMPACT

PARKING CALCULATIONS:

APPROX. GROUND COVER	APPROX. GROUND COVER
APPROX. HEIGHT	APPROX. HEIGHT
APPROX. DENSITY	APPROX. DENSITY
APPROX. TRAFFIC VOLUME	APPROX. TRAFFIC VOLUME
APPROX. PARKING SPACES	APPROX. PARKING SPACES
APPROX. UTILITIES	APPROX. UTILITIES
APPROX. ENVIRONMENTAL IMPACT	APPROX. ENVIRONMENTAL IMPACT



NOT FOR CONSTRUCTION

FLOOR PLAN

Bay 113, 5305 McCall Way N.E.

