

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 :	2,033 Sq. Ft.
WAREHOUSE:	2,000 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.
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.



McCALL WAY N.E.

NOT FOR CONSTRUCTION



DEVELOPMENT DATA:	
DATE OF SUBMISSION:	APPROX. GROSS AREA:
PROJECT NAME:	PROJECT NO. (REFER TO #):
OWNER:	PROJECT ADDRESS:
DESIGNER:	PROJECT CITY/STATE:
DATE:	PROJECT COUNTY:
	PROJECT ZIP:
	PROJECT ELEVATION:
	PROJECT PERMITS:
	PROJECT STATUS:
	PROJECT PHASE:
	PROJECT NOTES:

PARKING CALCULATIONS:	
PARKING SPACES (TOTAL):	113
PARKING SPACES (REQUIRED):	113
NET AVAILABLE (SEE NOTES AND PLAN):	113
OVER/UNDER / NET ± (OVER/UNDER):	0
THIS PARKING FIELD MEETS:	MIN. PARKING FIELD REQUIREMENT



FLOOR PLAN

Bay 113, 5305 McCall Way N.E.

