

FOR LEASE PEGASUS

WAREHOUSE / OFFICE

Suite #130/134 5255 McCall Way N.E.



9,669 Square Feet



Norcal Realty & Management Corp.

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PROPERTY HIGHLIGHTS

#130/134 - 5255 McCall Way N.E.



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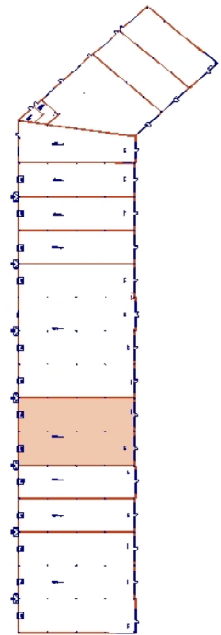
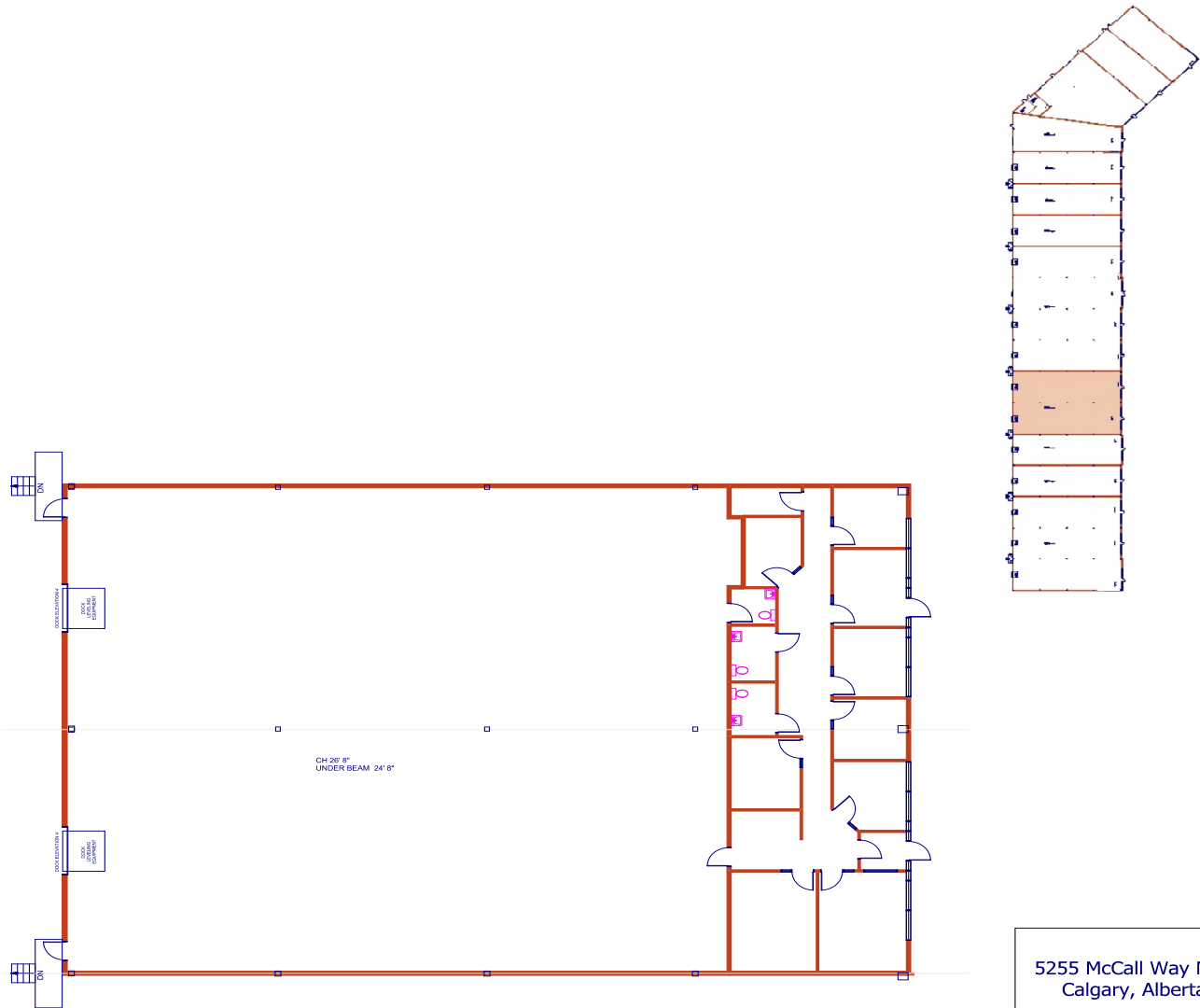
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|---------------------------|---|
| DISTRICT: | Pegasus |
| LEGAL DESCRIPTION: | Plan 9210847; Block A |
| ZONING: | Airport Light Industrial, I-G equivalent |
| BUILDING SIZE: | 88,000 sq. ft. |
| BAY: | 9,669 sq. ft. |
| OFFICE: | 3,000 sq. ft. |
| WAREHOUSE: | 6,669 sq. ft. |
| CEILING HEIGHT: | 24 Feet Clear |
| LOADING: | Dock; 8' x 10' (2) (loading ramp available) |
| ELECTRICAL: | 400 Amps |
| MECHANICAL: | Roof top units (2) / Unit heaters (4) |
| LEASE RATE: | \$14.00 per Sq. Ft. per annum |
| PROPERTY TAX: | \$3.53 per sq. ft. plus Inducements |
| OPERATING COSTS: | \$2.78 per sq. ft. ("2018 Budget") |
| AVAILABLE: | Immediately |
| COMMENTS: | New Building (2014) Ample Parking and Loading Modern Offices Flexible Zoning Kitchen/Coffee Station Close to Hotels/Restaurants City of Calgary Transit Bus Route #57 |

LOCATION STREET VIEW



SITE PLAN

#130/134 - 5255 McCall Way N.E.



Usable Area 9,599.0 Sq.Ft.

Rentable Area 9,669.0 Sq.Ft.

BOMA SIOR 2009 Industrial Standard Method A



5255 McCall Way NE,
Calgary, Alberta

Unit 130-134

Drawn By:
D.O.

May 7, 2015



Area Certificate


www.accuspacemeasuring.com

LOCATION
#130/134 - 5255 McCall Way N.E.

