

# FOR LEASE

# AIRWAYS

## WAREHOUSE / OFFICE

### Bay 14, 2221- 41st Avenue N.E.



## 4,100 Square Feet



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# PROPERTY HIGHLIGHTS

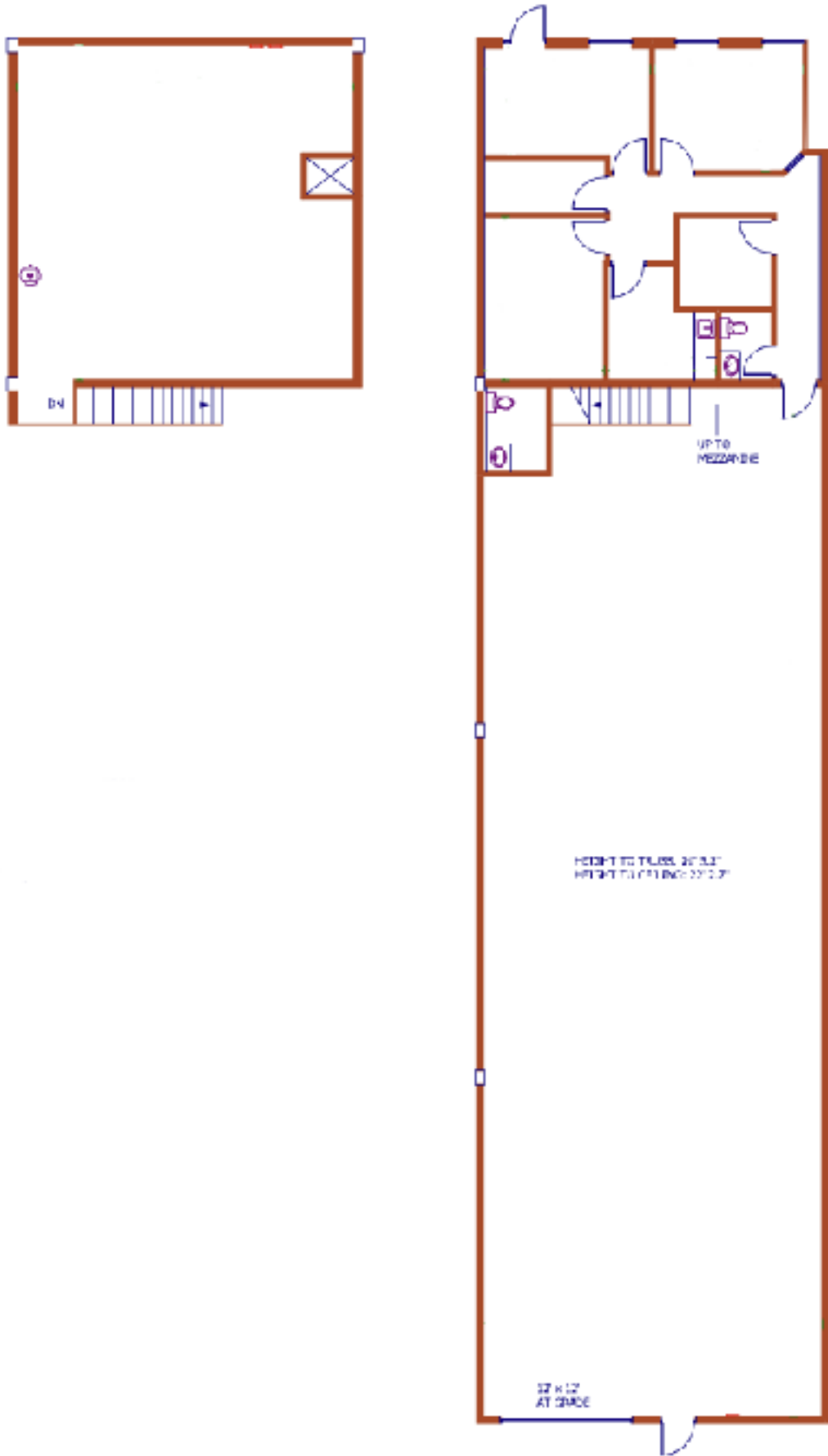
## Bay #14, 2221 - 41st Avenue N.E.

<b>DISTRICT:</b>	Airways Industrial Park
<b>LEGAL DESCRIPTION:</b>	Plan 1113735; Lot 5; Block 4
<b>ZONING:</b>	I-G Industrial General
<b>BUILDING SIZE:</b>	66,000 Square Feet
<b>OFFICE:</b>	1,100 Sq. Ft.
<b>WAREHOUSE:</b>	3,000 Sq. Ft.
<b>ELECTRICAL:</b>	100 Amps, 110/208 Volts
<b>MECHANICAL:</b>	Roof Top Unit Unit Heaters
<b>LOADING:</b>	12' X 14' DI
<b>CEILING HEIGHT:</b>	20' Clear
<b>LEASE RATE:</b>	\$10.50
<b>OPERATING COSTS:</b>	\$2.17 per Sq. Ft. ("2018 Budget")
<b>PROPERTY TAXES:</b>	\$2.36 per Sq. Ft.
<b>AVAILABLE:</b>	Immediately
<b>FEATURES:</b>	Ample Parking, Central Location Calgary Transit Bus Route #57 or #33

## LOCATION



FLOOR PLAN  
Bay #14, 2221 - 41st Avenue N.E.



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