

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.

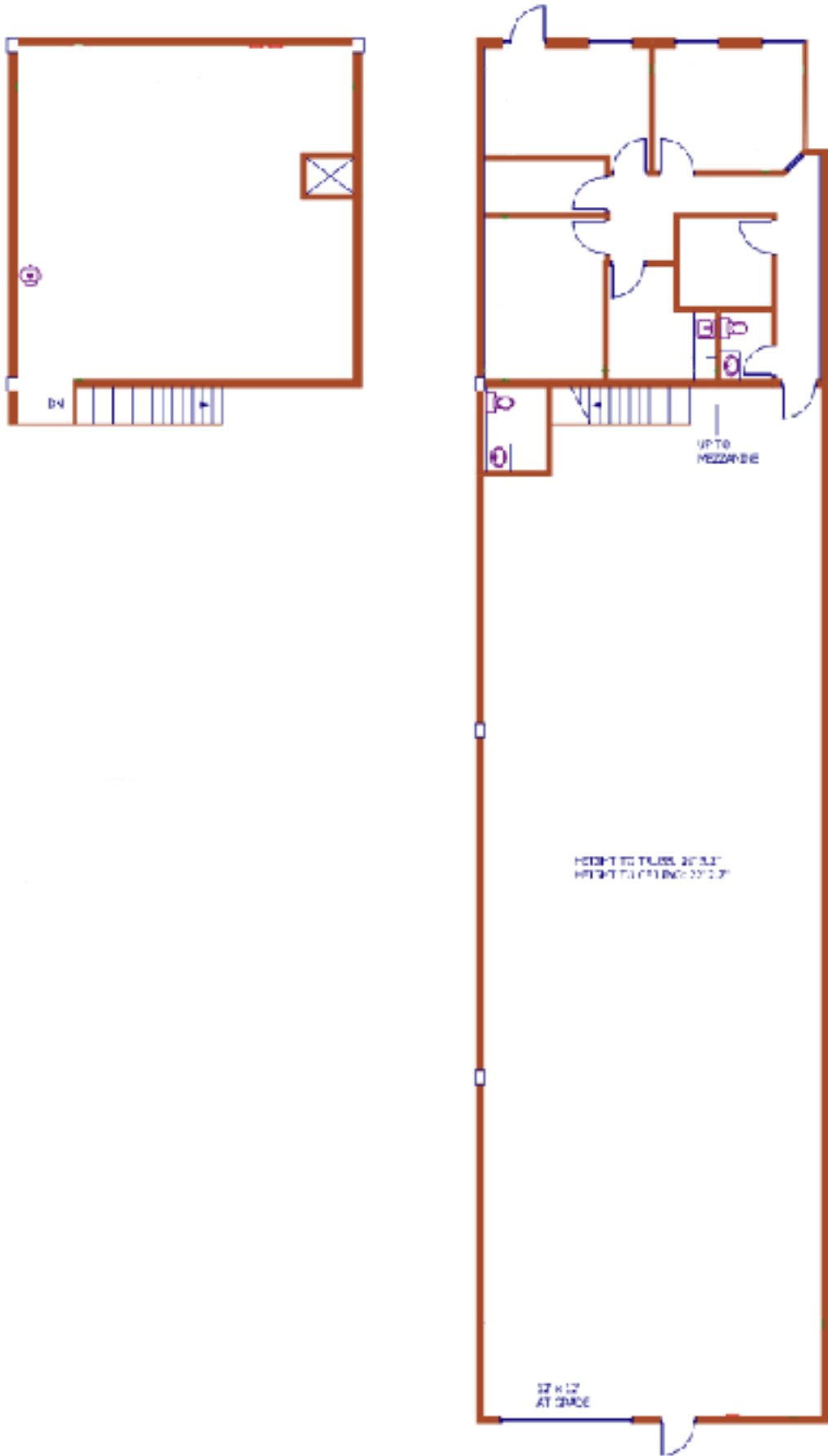
DISTRICT:	Airways Industrial Park
LEGAL DESCRIPTION:	Plan 1113735; Lot 5; Block 4
ZONING:	I-G Industrial General
BUILDING SIZE:	66,000 Square Feet
OFFICE:	1,100 Sq. Ft.
WAREHOUSE:	3,000 Sq. Ft.
ELECTRICAL:	100 Amps, 110/208 Volts
MECHANICAL:	(1) Roof Top Unit (2) Unit Heaters
LOADING:	(1) Surface 2' X 14'
CEILING HEIGHT:	20' Clear
LEASE RATE:	\$10.50
OPERATING COSTS:	\$2.16 per Sq. Ft. ("2018 Budget")
PROPERTY TAXES:	\$2.18 per Sq. Ft.
AVAILABLE:	Immediately
FEATURES:	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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