

FOR LEASE AIRWAYS

WAREHOUSE/OFFICE/SHOWROOM

Bays 15, 2221- 41st Avenue N.E.



4,100 Square Feet



Norcal Realty & Management Corp.

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PROPERTY HIGHLIGHTS

15, 2221 - 41st Avenue N.E.

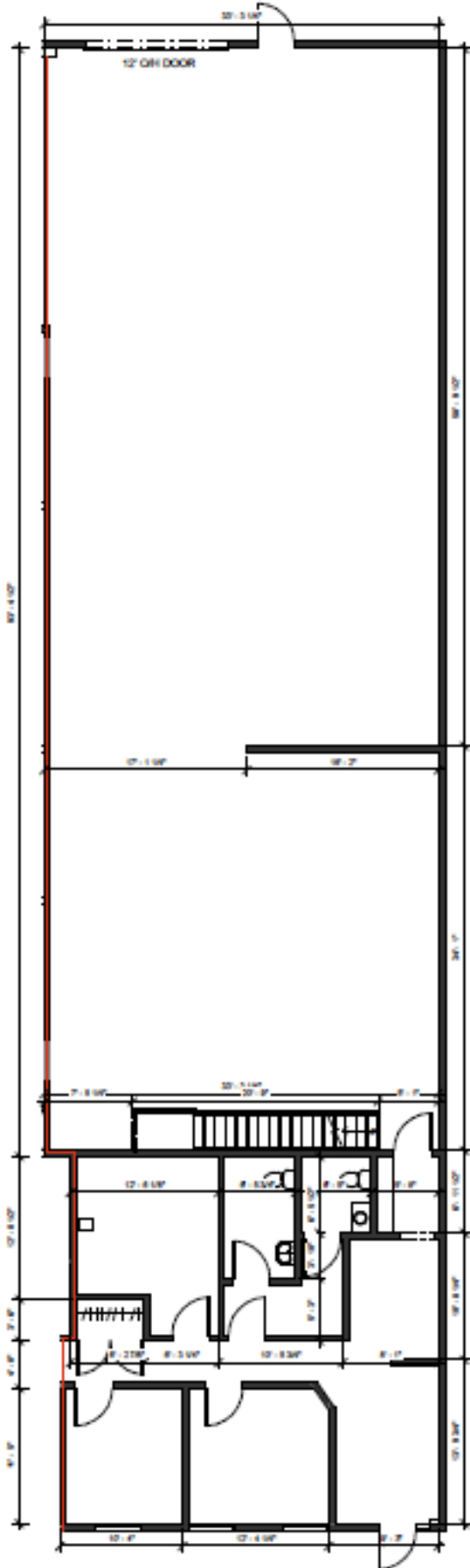
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|---------------------------|---|
| DISTRICT: | Airways Industrial Park |
| LEGAL DESCRIPTION: | Plan 1113735; Lot 5; Block 4 |
| ZONING: | I-G |
| BUILDING SIZE: | 66,000 Sq. Ft. |
| OFFICE: | 800 Sq. Ft. |
| MEZZANINE: | 500 Sq. Ft. |
| WAREHOUSE: | 3,300 Sq. Ft. |
| CEILING HEIGHT: | 20' |
| LOADING: | (1) Surface 10 x 12' |
| ELECTRICAL: | Amps; 100 / 110/208 Volts |
| MECHANICAL | (1) Unit Heaters (1) Roof Top Unit |
| LEASE RATE: | \$11.00 per Sq. Ft. |
| OPERATING COSTS: | \$2.20 per Sq. Ft. ("2018 Budget") |
| PROPERTY TAX: | \$2.18 per Sq. Ft. |
| AVAILABLE: | Immediate |
| FEATURES: | Ample Parking: Central Location Showers Calgary Transit Bus Route #57 or #33 |

LOCATION

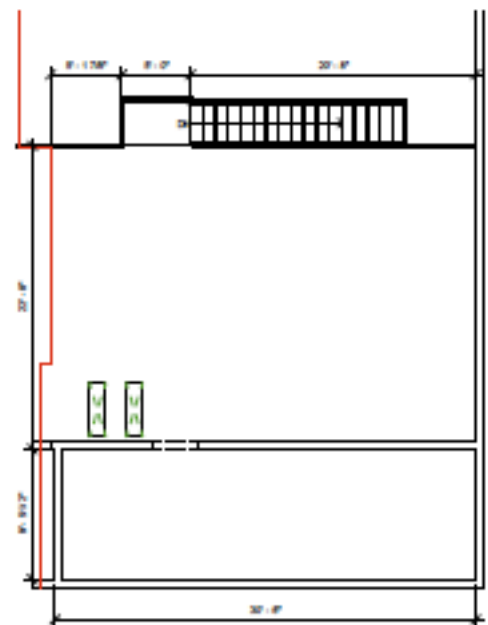


FLOOR PLAN

15, 2221 - 41st Avenue N.E.



① BAY 15 Main Floor
310' = 1" = 0"



② BAY 15 Mezzanine
310' = 1" = 0"

CITY MAP

15, 2221 - 41st Avenue N.E.

