

FOR LEASE INDUSTRIAL

AIRWAYS

4114 - 23rd Street N.E.



3,700 Square Feet



Norcal Realty & Management Corp.

Suite 260, 3015 - 12th Street N.E.
Calgary, Alberta T2E 7J2
Phone: (403) 291-3010
Fax: (403) 291-3591
www.norcalgroup.com

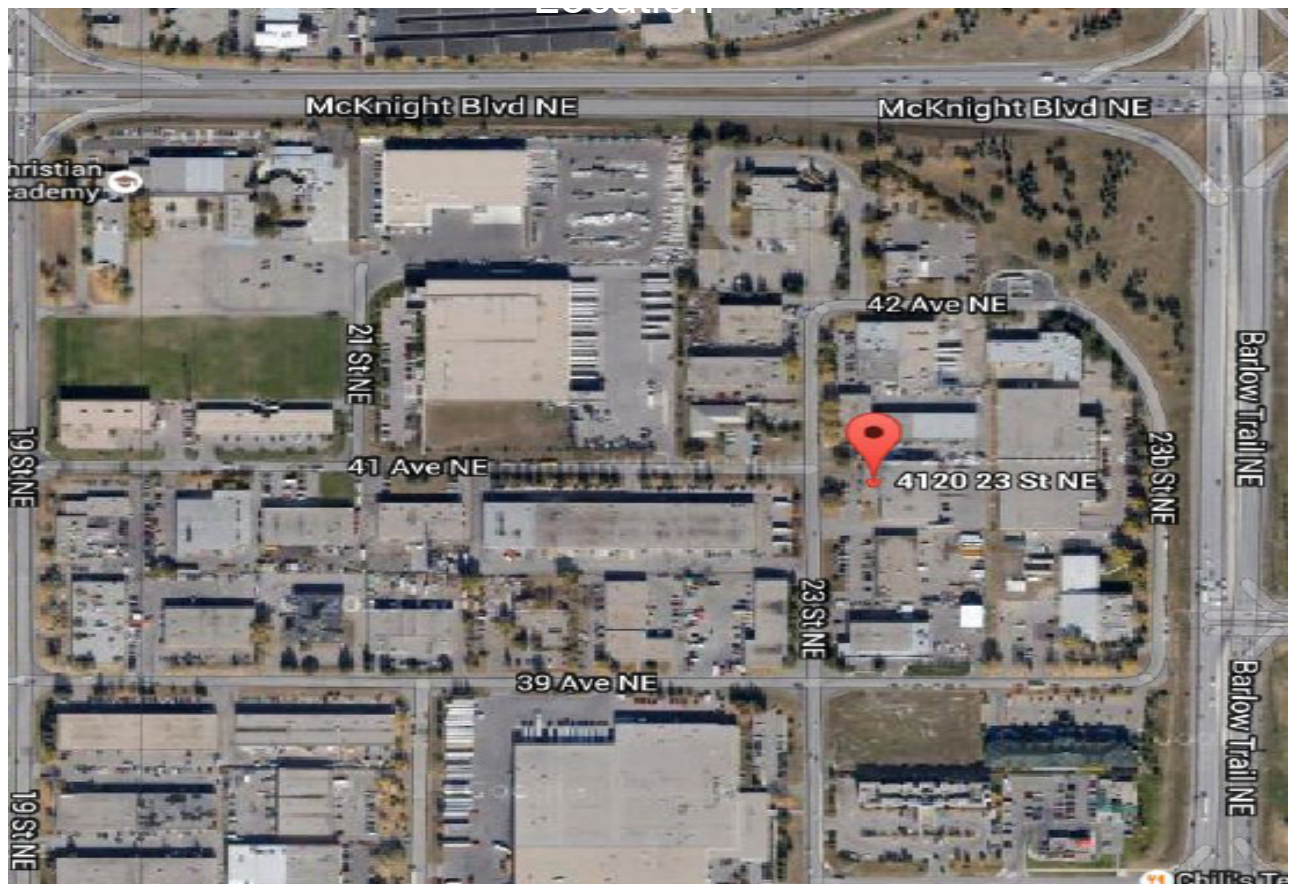
Garry Miller
Direct Tel: (403) 828-1771
gmill@norcalgroup.com

Kevin Deeks
Direct Tel: (403) 819-8331
kdeeks@norcalgroup.com

PROPERTY HIGHLIGHTS

4114 - 23rd Street N.E.

DISTRICT:	Airways
LEGAL DESCRIPTION:	Lot 8, Block 8, Plan 7410187
ZONING:	<u>I-G</u>
BAY SIZE:	3,700 Sq. Ft.
OFFICE:	700 Sq. Ft.
WAREHOUSE:	3,000 Sq. Ft.
ELECTRICAL:	200 Amps; 110/208 Volts
MECHANICAL:	Roof Top Unit / Unit Heater
LOADING:	(1) Surface - 12' x 14'
CEILING HEIGHT:	20' Clear
LEASE RATE:	\$10.00 / Sq. Ft.
PROPERTY TAX:	\$2.74 / Sq. Ft.
OPERATING COSTS:	\$2.54 / Sq. Ft. ("2018 Budget")
AVAILABLE:	August 2018
FEATURES:	Central Location Floor Drain



FLOOR PLAN
4114 - 23rd Street N.E

