

FOR LEASE AIRWAYS

WAREHOUSE / OFFICE

Bay 8, 2221- 41st Avenue N.E.



4,552 Square Feet



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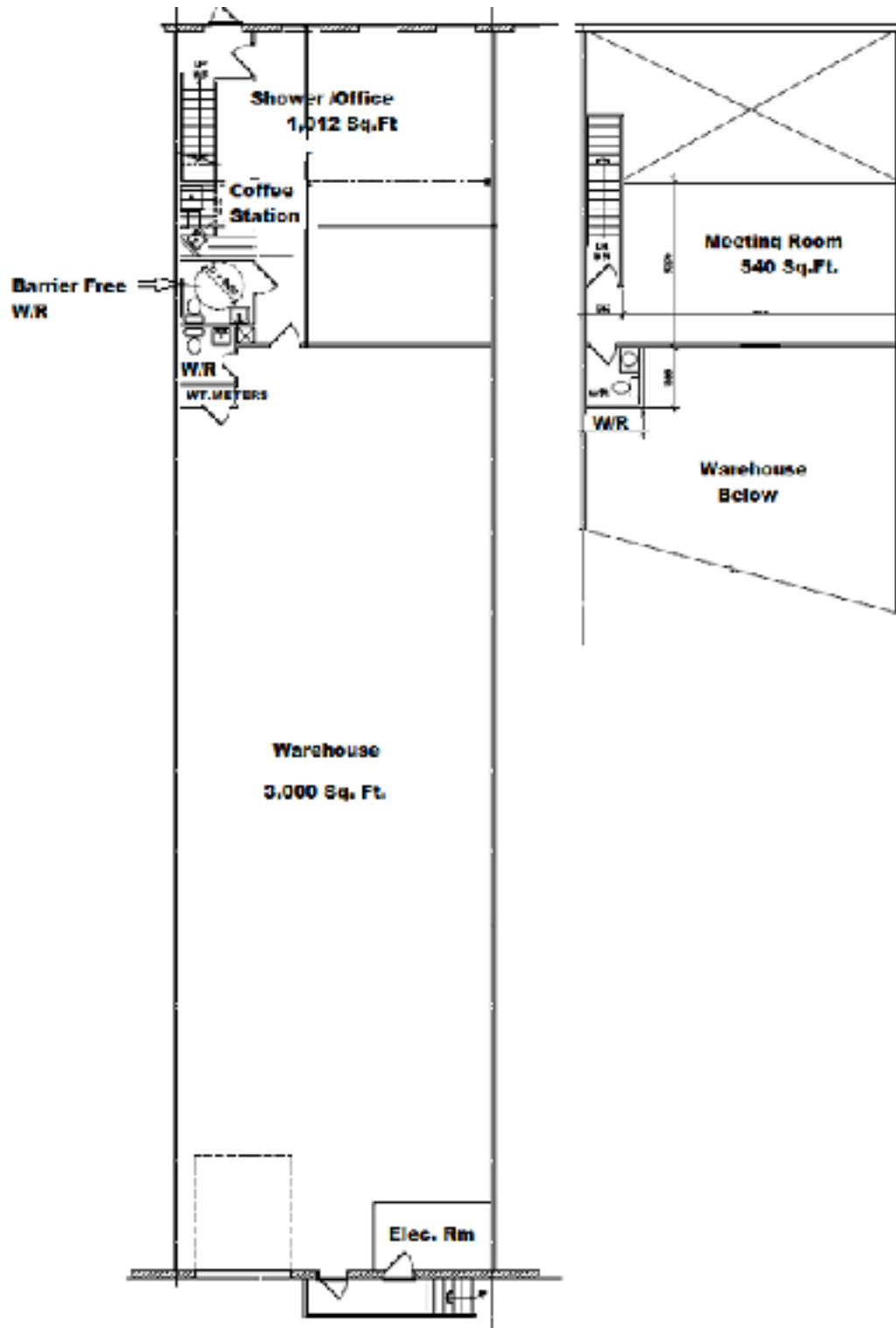
PROPERTY HIGHLIGHTS

#8, 2221 - 41st Avenue N.E.

DISTRICT:	Airways Industrial Park
LEGAL DESCRIPTION:	Plan 1113735, Block 4, Lot 5
ZONING:	I-G
BAY SIZE:	4,552 Sq. Ft.
OFFICE:	1,012 Sq. Ft.
WAREHOUSE:	3,000 Sq. Ft.
MEZZANINE:	540 Sq. Ft.
CEILING HEIGHT:	20"
LOADING:	8" x 10" Dock
ELECTRICAL:	200 Amps; 120/208 Volts
MECHANICAL:	Roof Top Unit (2) Unit Heaters in Warehouse
LEASE RATE:	\$11.00 per Sq. Ft.
PROPERTY TAX:	\$2.36 per Sq. Ft.
OPERATING COSTS:	\$2.21 per Sq. Ft. (2018 Budget)
AVAILABLE:	June 2018
FEATURES:	Ample Parking Central Location Mezzanine New Warehouse Lighting Calgary Transit Bus Route #57 or #33

FLOOR PLAN

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