

FOR LEASE

AIRWAYS

WAREHOUSE / OFFICE

Bays 8/9, 2221 - 41st Avenue



8,652 Square Feet



Norcal Realty & Management Corp.

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

Hardy Nielsen
Direct Tel: (403) 540-6332
hardy@norcalgroup.com

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

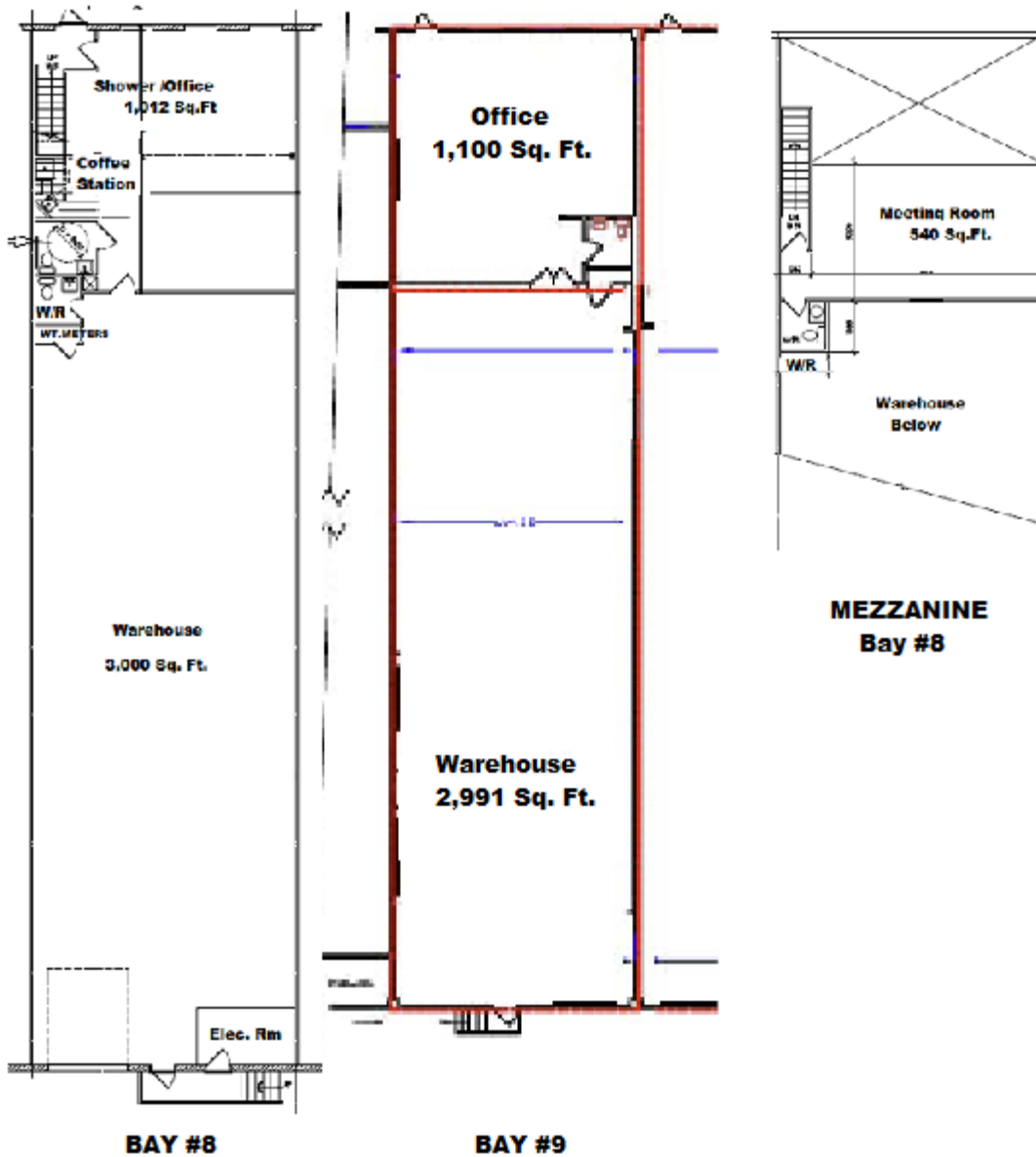
PROPERTY HIGHLIGHTS

#8/9, 2221 - 41st Avenue N.E.

DISTRICT:	Airways Industrial Park
LEGAL DESCRIPTION:	Plan 1113735, Block 4, Lot 5
ZONING:	I-G
BAY SIZE:	8,652 Sq. Ft.
OFFICE:	2,121 Sq. Ft.
WAREHOUSE:	5,991 Sq. Ft.
MEZZANINE:	540 Sq. Ft.
CEILING HEIGHT:	20"
LOADING:	2, 8" x 10" Dock
ELECTRICAL:	200 Amps; 110/208 Volts
MECHANICAL:	Roof Top Units (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:	Bay 8 : May 2018 Bay 9: Immediate
FEATURES:	Ample Parking Central Location Mezzanine New Warehouse Lighting Calgary Transit Bus Route #57 or #33

FLOOR PLAN

#8/9, 2221 - 41st Avenue N.E.



LOCATION

#8/9, 2221 - 41st Avenue N.E.

