

FOR LEASE

WAREHOUSE / OFFICE

Bay 10, 4220 - 23rd Street N.E.



2,548 Square Feet



The Norcal Group

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

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

PROPERTY HIGHLIGHTS

10, 4220-23rd St N.E.

DISTRICT:	Airways
LEGAL DESCRIPTION:	Lot 9, Block 8, Plan 7410187
ZONING:	I-2 (General Light Industrial)
BUILDING SIZE:	22,676 Square Feet (Est.)
OFFICE:	500 square feet
WAREHOUSE:	2,048 square feet
LOADING:	1 - 12' x 12' Drive-in
ELECTRICAL:	200 AMP (TBV)
MECHANICAL:	F/A Furnace
CEILING HEIGHT:	18 feet
LEASE RATE:	\$10.00 / sq.ft.
OPERATING COSTS:	\$3.86 / sq.ft.
AVAILABLE:	Available immediately

FLOOR PLAN



