

# 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*

# PROPERTY HIGHLIGHTS

- ◆ 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
- ◆ CELING HEIGHT: 18 feet
- ◆ LEASE RATE: \$9.00 / sq.ft.
- ◆ OPERATING COSTS: \$3.71 /sq.ft.
- ◆ AVAILABLE: Immediately



## FLOOR PLAN

