

For Lease

#14, 2221 - 41st Avenue N.E.

AIRWAYS

Warehouse • Office • 4,100 sqft



- Drive-In Loading
- 3 Offices
- Washrooms in Office and Warehouse

- Ample Parking
- Central Location
- Nearby amenities include Marlborough Mall, restaurants, and shopping



Norcal Group

260, 3015 12th St. N.E.
403.291.3010

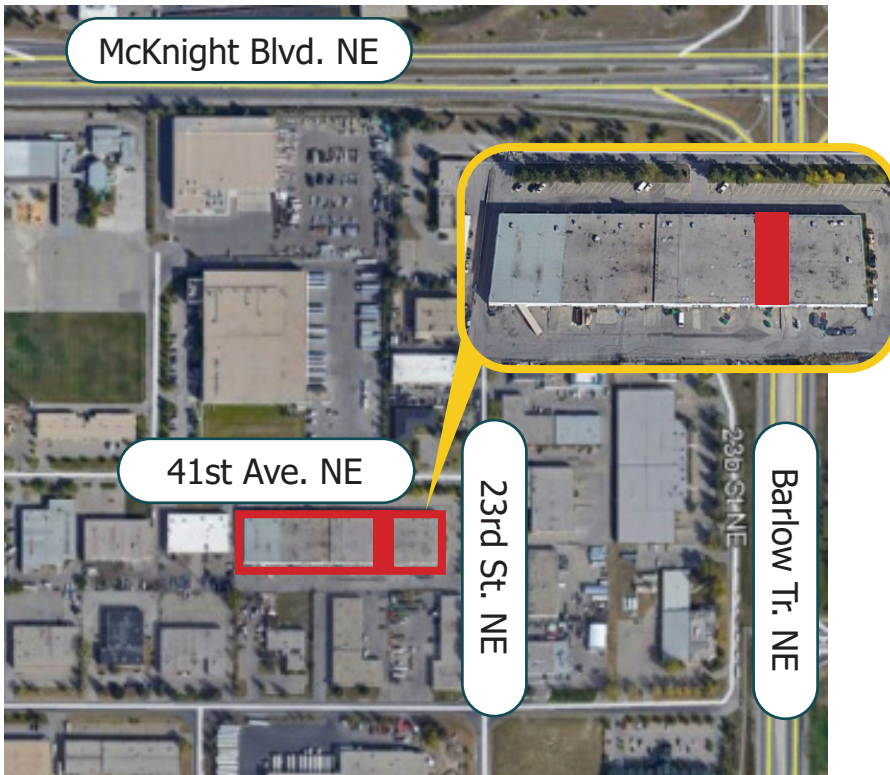
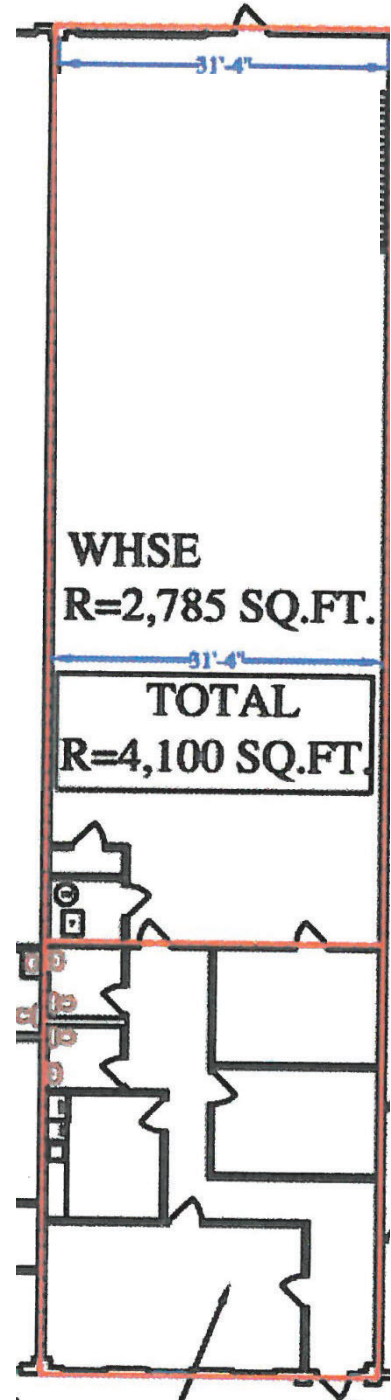
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Property Highlights:

#14, 2221 - 41st Avenue N.E.

DISTRICT:	Airways Industrial Park
ZONING:	I-G
BAY SIZE:	4,100 sqft
OFFICE:	1,225 sqft
WAREHOUSE:	2,785 sqft
CEILING HEIGHT:	20'
LOADING:	1 Drive- In
ELECTRICAL:	200 AMP (TBV) 110/208 volt
MECHANICAL:	Roof Top Units in offices (2)
LEASE RATE:	\$12.00 /sqft
OPERATING COSTS:	\$2.87 /sqft
PROPERTY TAXES:	\$2.28 /sqft



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