

For Lease

#10-11, 2221 - 41st Avenue N.E.

AIRWAYS

Warehouse • Office • 8,227 sqft



- Office Space (TBD)
- 2 Loading Docks
- Warehouse

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



Norcal Group

105, 4950 McCall Way N.E.
403.291.3010

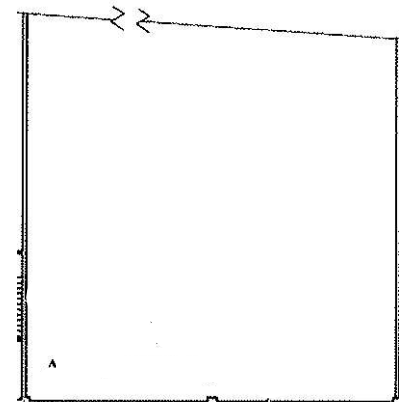
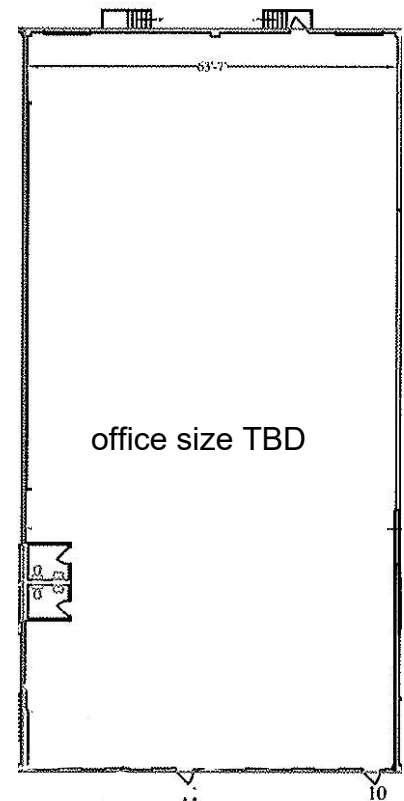
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Property Highlights:

#10-11, 2221 - 41st Avenue N.E.

DISTRICT:	Airways Industrial Park
ZONING:	I-G
BUILDING SIZE:	66,000 sqft
BAY SIZE: OFFICE:	8,227 sqft
CEILING HEIGHT:	TBD
LOADING:	20'
ELECTRICAL:	2 - 8' x 10 Dock
MECHANICAL:	200 AMP (TBV) 110/208 volt Roof Top Units in offices (2) Unit Heaters in warehouse
LEASE RATE:	\$14.00 /sqft
OPERATING COSTS:	\$ 3.15/sqft
PROPERTY TAXES:	\$2.84/sqft



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