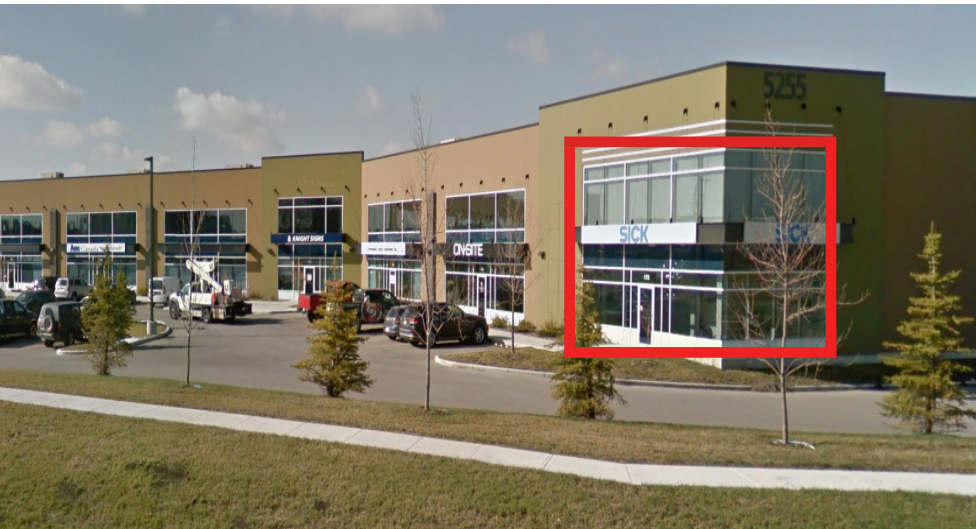


# For Lease

#178, 5255 McCall Way N.E.

## AIRWAYS I

Warehouse • Office • 4,167 sqft



- Kitchen
- Drive In Loading
- Open Office Build-out
- Ample Surface Parking
- Available October 1, 2024

- Close to Airport, Hotels, and Restaurants
- Exposure to Barlow Tr. and McKnight Blvd. corridors



105, 4950 McCall Way N.E.  
403.291.3010

Kevin Deeks  
Mobile: 403.819.8331  
Fax: 403.291.3591  
Email: [Kdeeks@norcalgroup.com](mailto:Kdeeks@norcalgroup.com)

Todd Nilsen  
Mobile: 403.540.8282  
Fax: 403.291.3591  
Email: [Todd@norcalgroup.com](mailto:Todd@norcalgroup.com)

# Property Highlights:

## #178, 5255 McCall Way N.E.

<b>ZONING:</b>	Airport Light Industrial, equivalent to I-G
<b>BAY SIZE:</b>	4167 sqft
<b>CEILING HEIGHT:</b>	24' Clear
<b>LOADING:</b>	1 Drive In 8' x 10'
<b>ELECTRICAL:</b>	100 Amps, 208 Volts
<b>MECHANICAL:</b>	Rooftop Unit
<b>HEATING</b>	Unit Heaters
<b>LEASE RATE:</b>	\$15.00 /sqft
<b>OPERATING COSTS:</b>	\$1.93/sqft
<b>PROPERTY TAXES:</b>	\$3.87 /sqft



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**Norcal Realty & Management**

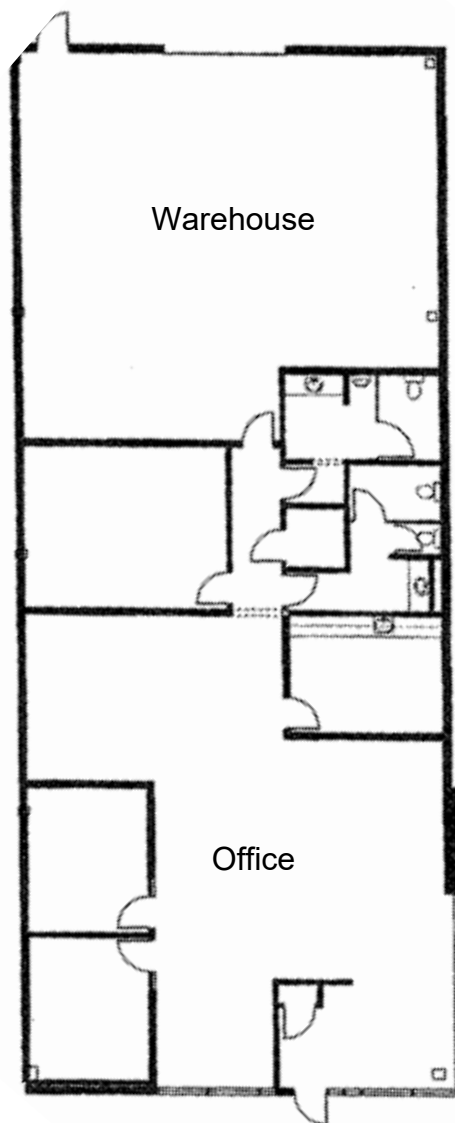
403-291-3010

Unit # 105, 4950 McCall Way, NE

Calgary, AB, T2E 2B9

# Floor Plan

#178, 5255 McCall Way N.E.



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Mobile: 403.540.8282  
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