For Lease

#6, 2221 - 41st Avenue N.E.

AIRWAYS

Warehouse • Office • 4,070 sqft

- Four Offices
- Board Room with Wet Bar
- Staff Kitchen
- Dock Loading
- Heat in Office and Warehouse

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

Norcal Group

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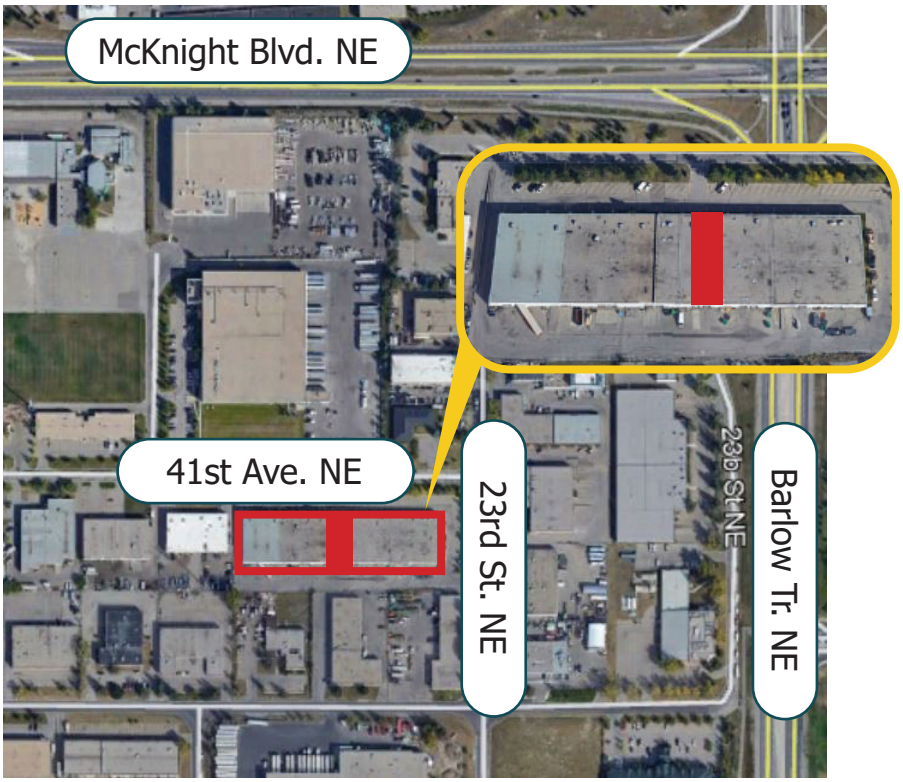
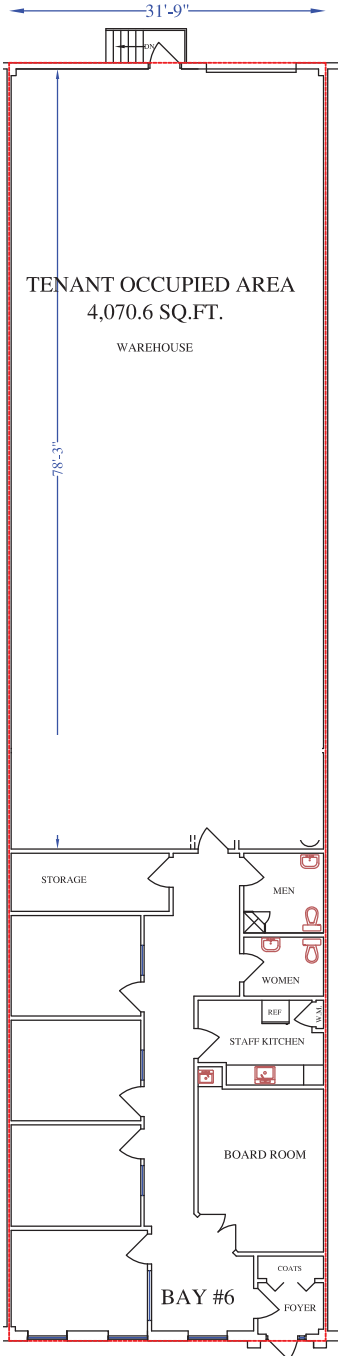
Property Highlights:

#6, 2221 - 41st Avenue N.E.

DISTRICT:	Airways Industrial Park
ZONING:	I-G
BAY SIZE:	4,070 sqft
OFFICE:	1,550 sqft
WAREHOUSE:	2,520 sqft
CEILING HEIGHT:	20’
LOADING:	1 - 8’ x 10 Dock
ELECTRICAL:	200 AMP (TBV) 110/208 volt
MECHANICAL:	Roof Top Units in the offices (2) Heaters in warehouse
LEASE RATE:	$15.00 /sqft
OPERATING COSTS:	$2.08 /sqft
PROPERTY TAXES:	$2.96 /sqft
AVAILABLE:	June 1st, 2026





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