

# For Lease

#162, 5255 McCall Way N.E.

## AIRWAYS

Warehouse • Office • 4,838 sqft



- Newly Constructed
- Open Office Build-out
- Kitchen
- Dock Loading
- Ample On-Site Parking

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



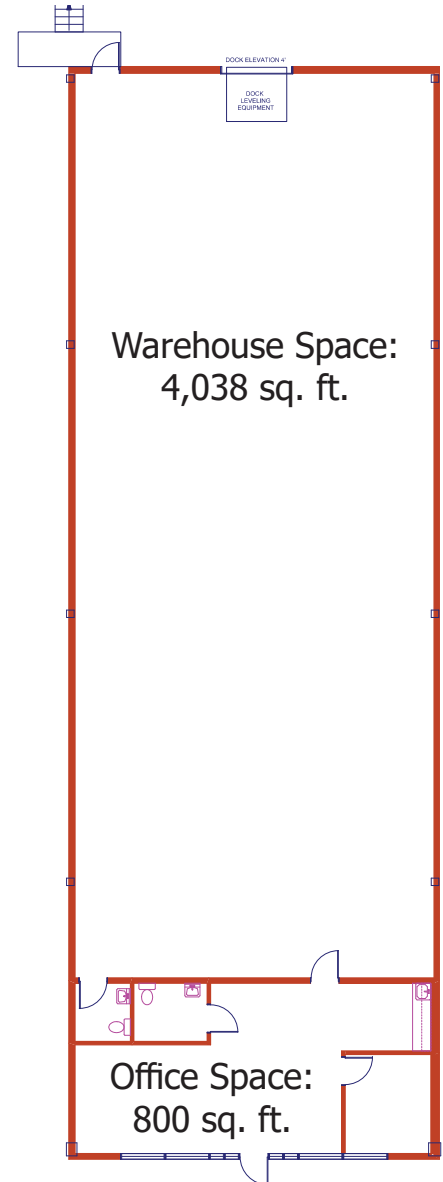
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# Property Highlights:

## #162, 5255 McCall Way N.E.

<b>ZONING:</b>	Airport Light Industrial, equivalent to I-G
<b>BAY SIZE:</b>	4,838 sqft
<b>OFFICE:</b>	800 sqft
<b>WAREHOUSE:</b>	4,038 sqft
<b>CEILING HEIGHT:</b>	24' Clear
<b>LOADING:</b>	1 Dock 8' x 10' with Leveler
<b>ELECTRICAL:</b>	100 Amps, 208 Volts
<b>MECHANICAL:</b>	Rooftop Unit
<b>HEATING</b>	Unit Heaters
<b>LEASE RATE:</b>	\$13.00 /sqft
<b>OPERATING COSTS:</b>	\$2.82 /sqft
<b>PROPERTY TAXES:</b>	\$3.26 /sqft



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