

For Lease

#12-13, 2221 - 41st Avenue N.E.

AIRWAYS

Warehouse • Office • 8,200 sqft



- Drive-In and Dock Loading
- 6 Offices
- Showers in Warehouse
- 495 sqft Mezzanine
- Can be Subdivided

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



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

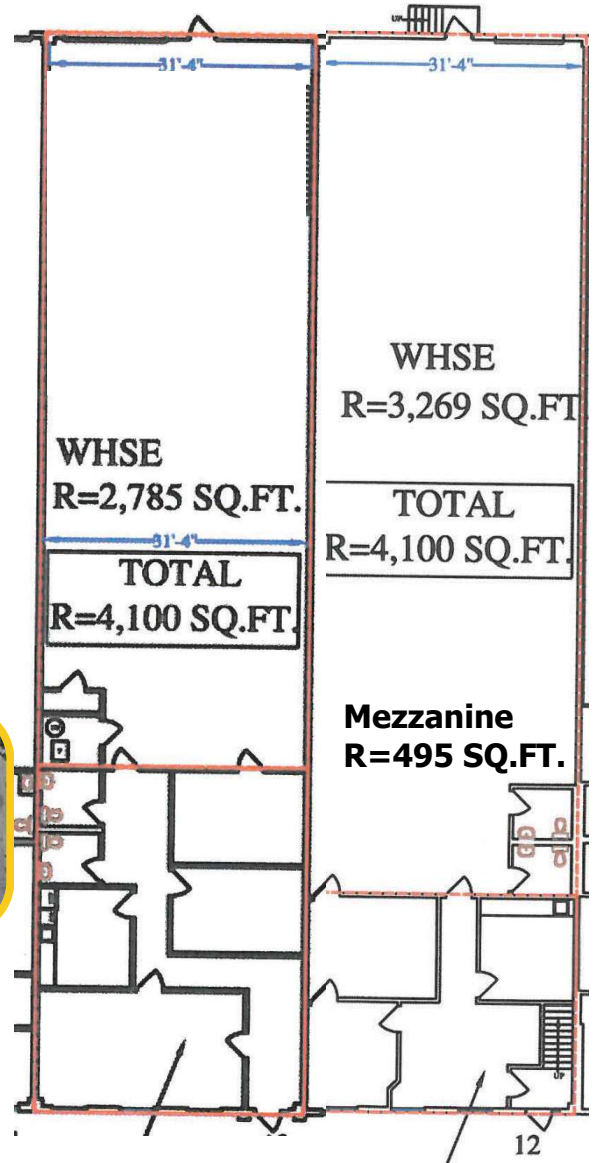
Kevin Deeks
Mobile: 403.819.8331
Fax: 403.291.3591
Email: KDeeks@NorcalGroup.com

Hardy Nielsen
Mobile: 403.540.6332
Fax: 403.291.3591
Email: Hardy@NorcalGroup.com

Property Highlights:

#12-13, 2221 - 41st Avenue N.E.

DISTRICT:	Airways Industrial Park
ZONING:	I-G
BAY SIZE:	8,200 sqft
OFFICE:	2,146 sqft
WAREHOUSE:	2,520 sqft
MEZZANINE:	495 sqft
CEILING HEIGHT:	20'
LOADING:	1 - 8' x 10 Dock, 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
AVAILABLE:	September 1st, 2021



Kevin Deeks
Mobile: 403.819.8331
Fax: 403.291.3591
Email: KDeeks@NorcalGroup.com

Hardy Nielsen
Mobile: 403.540.6332
Fax: 403.291.3591
Email: Hardy@NorcalGroup.com