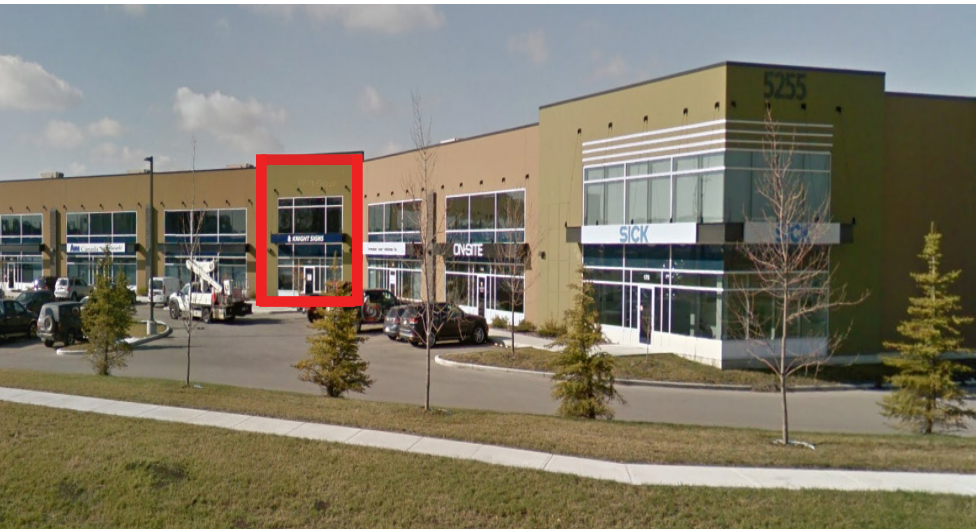


For Lease

#166, 5255 McCall Way N.E.

AIRWAYS

Warehouse • Office • 5,081 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



Norcal Group

105, 4950 McCall Way N.E.
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Property Highlights:

#166, 5255 McCall Way N.E.

ZONING:	Airport Light Industrial, equivalent to I-G
BAY SIZE:	5,081 sqft
OFFICE:	765 sqft
WAREHOUSE:	4,316 sqft
CEILING HEIGHT:	24' Clear
LOADING:	1 Dock 8' x 10' with Leveler
ELECTRICAL:	100 Amps, 208 Volts
MECHANICAL:	Rooftop Unit
HEATING	Unit Heaters
LEASE RATE:	\$14.50 /sqft
OPERATING COSTS:	\$4.85 /sqft
PROPERTY TAXES:	\$1.94 /sqft



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