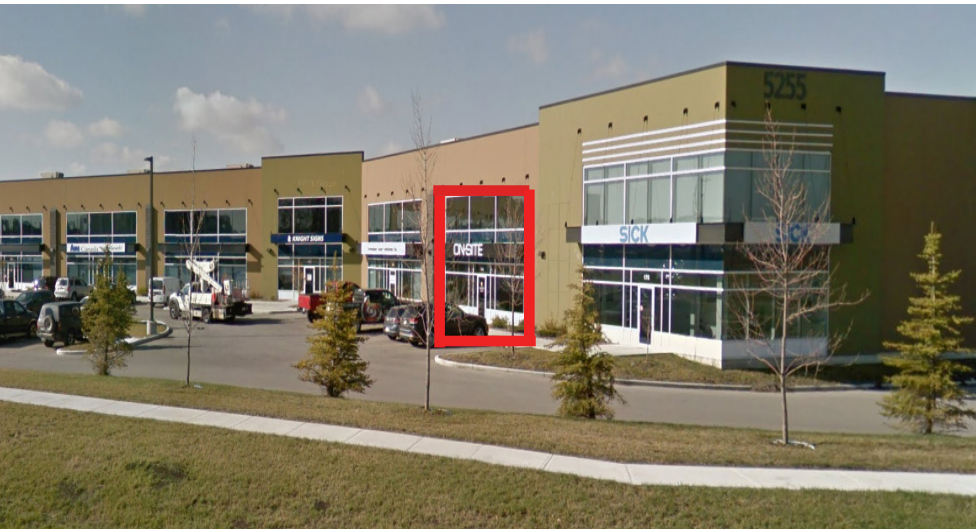


For Lease

#174, 5255 McCall Way N.E.

AIRWAYS I

Warehouse • Office • 4,019 sqft



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

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



Kevin Deeks
Mobile: 403.819.8331
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Todd Nilsen
Mobile: 403.540.8282
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Property Highlights:

#174, 5255 McCall Way N.E.

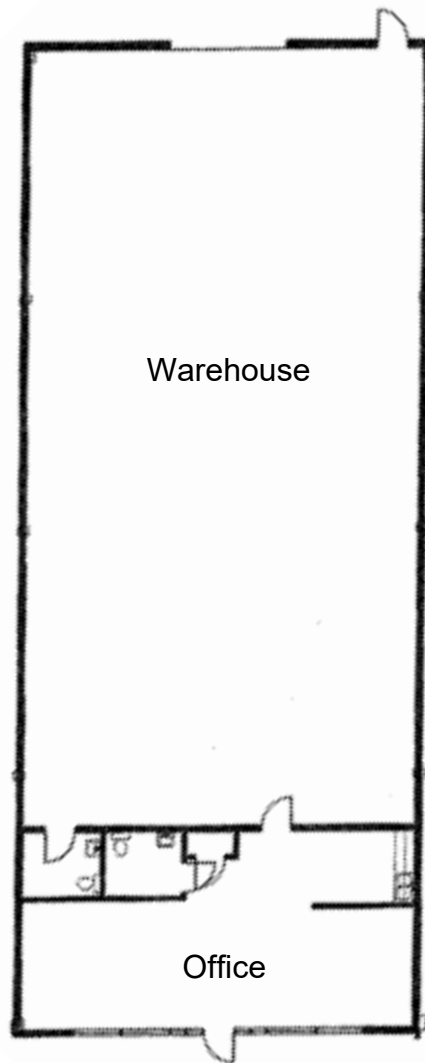
DISTRICT:	Airport Light Industrial
ZONING:	equivalent to I-G
BAY SIZE:	4019 sqft
CEILING HEIGHT:	24' Clear
LOADING:	1 Drive In (10' x 12')
ELECTRICAL:	100 Amps, 208 Volts
MECHANICAL:	Rooftop Unit
HEATING	Unit Heaters
LEASE RATE:	\$14.00 /sqft
OPERATING COSTS:	\$ 1.93/sqft
PROPERTY TAXES:	\$3.87 /sqft



Norcal Realty & Management
403-291-3010
Unit # 105, 4950 McCall Way, NE
Calgary, AB, T2E 2B9

Floor Plan:

#174, 5255 McCall Way N.E.



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