

# For Lease

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

## AIRWAYS

Warehouse • Office • 4,100 sqft



- Drive-In Loading
- 3 Offices
- Kitchen Area
- Ample Parking

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



105, 4950 McCall Way N.E.  
403.291.3010

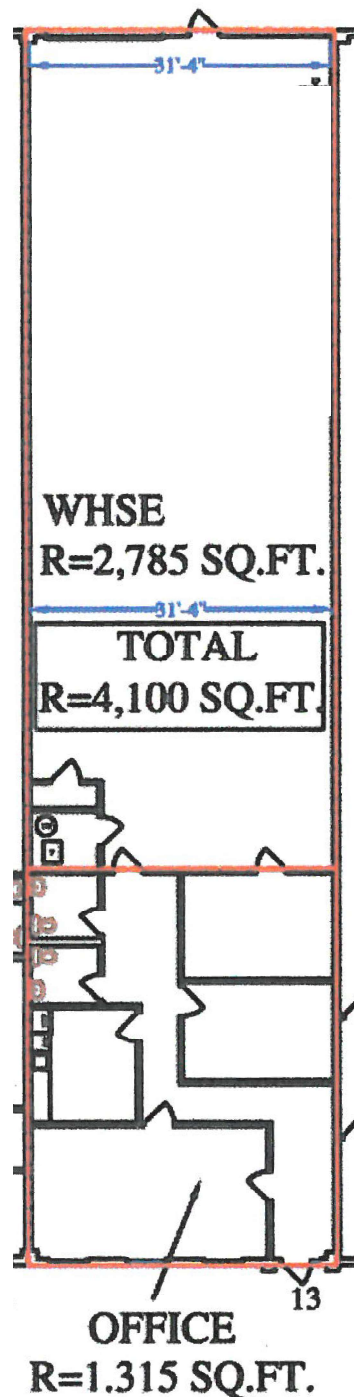
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# Property Highlights:

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

<b>DISTRICT:</b>	Airways Industrial Park
<b>ZONING:</b>	I-G
<b>BAY SIZE:</b>	4,100 sqft
<b>OFFICE:</b>	1,315 sqft
<b>WAREHOUSE:</b>	2,785 sqft
<b>CEILING HEIGHT:</b>	20'
<b>LOADING:</b>	1 Drive- In
<b>ELECTRICAL:</b>	200 AMP (TBV) 110/208 volt
<b>MECHANICAL:</b>	Roof Top Units in offices (2)
<b>LEASE RATE:</b>	\$12.00 /sqft
<b>OPERATING COSTS:</b>	\$2.87 /sqft
<b>PROPERTY TAXES:</b>	\$2.28 /sqft



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