



Norcal Realty & Management Corp.



FOR LEASE 9,669 SQ. FT.

**AIRWAYS
WAREHOUSE/OFFICE**

#130/134

5255 McCall Way N.E.

Hardy Nielsen
(403) 540-6332
hardy@norcalgroup.com

Garry Miller
(403) 828-1771
gmiller@norcalgroup.com

Phone: (403) 291-3010 Fax: (403) 291-3591
#260, 3015 - 12th Street N.E.
Calgary, Alberta T2E 7J2

www.norcalgroup.com





PROPERTY HIGHLIGHTS

#130/134 - 5255 McCall Way N.E.

DISTRICT:	Pegasus
LEGAL DESCRIPTION:	Plan 9210847; Block A
ZONING:	Airport Light Industrial, I-G equivalent
BUILDING SIZE:	88,000 sq. ft.
BAY:	9,669 sq. ft.
OFFICE:	3,000 sq. ft.
WAREHOUSE:	6,669 sq. ft.
CEILING HEIGHT:	24 Feet
LOADING:	1 Dock, 1 Surface
ELECTRICAL:	400 Amps
MECHANICAL:	Roof top units (2) / Unit heaters (4)
LEASE RATE:	\$14.00 per sq. ft.
OPERATING COSTS:	\$5.18 per sq. ft.
AVAILABLE:	Immediately
FEATURES:	New Building Ample Parking Modern Offices

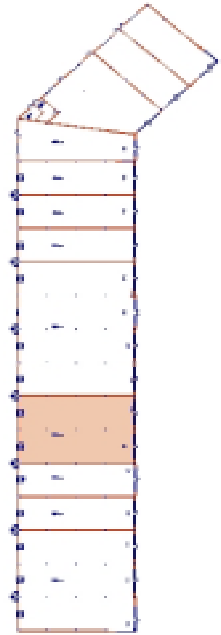
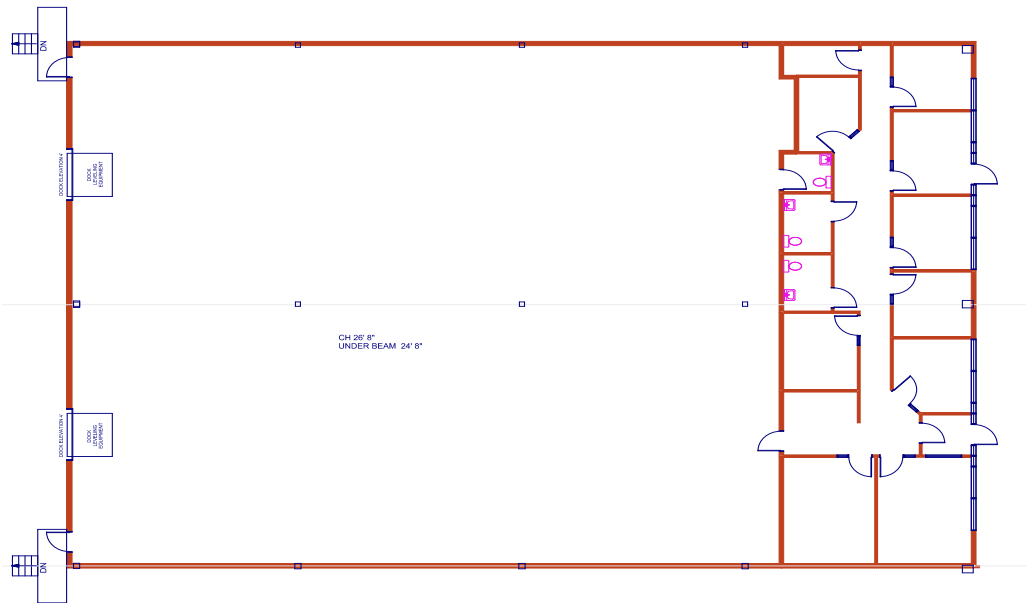
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LOCATION STREET VIEW



SITE PLAN

#130/134 - 5255 McCall Way N.E.



Usable Area 9,599.0 Sq.Ft.

Rentable Area 9,669.0 Sq.Ft.

BOMA SIOR 2009 Industrial Standard Method A



5255 McCall Way NE,
Calgary, Alberta

Unit 130-134

Drawn By:
D.O.

May 7, 2015



Area Certificate

ACCUSPACE
MEASURING
www.accuspacemeasuring.com

LOCATION
#130/134 - 5255 McCall Way N.E.

