FOR SUBLEASE      PEGASUS
WAREHOUSE / OFFICE

#122 - 5255 McCall Way N.E.

4,831 Square Feet

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PROPERTY HIGHLIGHTS
#122, 5255 McCall Way N.E.

DISTRICT: Pegasus
LEGAL DESCRIPTION: Plan 9210847; Block A
ZONING: Airport Light Industrial (see attached)
BUILDING SIZE: 88,000 sq. ft.
BAY: 4,831 sq. ft.
OFFICE: 1,331 sq. ft.
WAREHOUSE: 3,500 sq. ft.
CEILING HEIGHT: 24 Feet Clear
LOADING: Dock; 8’ x 10’
ELECTRICAL: 200 Amps, 3 Phase
MECHANICAL: Roof top units plus Make up air unit
LEASE RATE: $12.00
PROPERTY TAX: $2.92 per sq. ft.
OPERATING COSTS: $2.52 per sq. ft. (2017 Budget)
AVAILABLE: Immediately
COMMENTS: New Building (2014)
Ample Parking and Loading
Modern Offices/Dance Studio
Flexible Zoning
Kitchen/Coffee Station
Close to Hotels/Restaurants
Calgary Transit Bus Route #57
APPROVED USES

- Agriculture
- Airport maintenance and operations facilities
- Aircraft salvage
- Amusement Arcades
- Ancillary retail – manufacturing
- Ancillary retail – non-manufacturing
- Auction halls
- Auto body and paint shops
- Automobile wholesalers
- Automotive sales and rentals
- Automotive services
- Automotive specialties
- Ballard parlours
- Bonded yards
- Bottle return depots
- Car rental facilities, parking and services
- Child care facilities
- Cleaning, servicing, testing, or repairing
- Commercial schools
- Crematoriums and columbarium’s
- Custodial quarters
- Drinking establishments
- Emergency response services
- Entertainment establishments
- Essential airport services
- Farmers markets and flea markets
- Financial institutions
- Fuel facilities
- Gaming establishments - Casino
- Public and quasi-public buildings
- Radio and television studios
- Recreational and commercial vehicle repair services, sales and rental
- Restaurants
- Tree Farms
- Government agencies
- Grocery stores
- Hotels
- Implement dealers
- Information services
- Kennels
- Laboratories
- Liquor stores
- Lumber yards
- Manufacturing, fabricating, processing, assembly, disassembly, production of material, goods or products
- Mechanical reproduction and printing establishments
- Meteorological installations
- Mobile equipment yards
- Movement or storage of materials, goods or products
- Navigational aid facilities
- Nurseries and greenhouses
- Offices
- Outside storage (screened)
- Parking areas and structures
- Parks and recreation areas
- Petroleum and natural gas equipment yards (screened)
- Private clubs and organizations
- Production processing movement or storage of materials, goods or products
- Utilities
- Vehicle and recreational vehicle storage
- Veterinary clinics
- Veterinary hospitals
- Warehouse stores
- Warehouses