

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

LOCATION STREET VIEW



AIRPORT LIGHT INDUSTRIAL DISTRICT

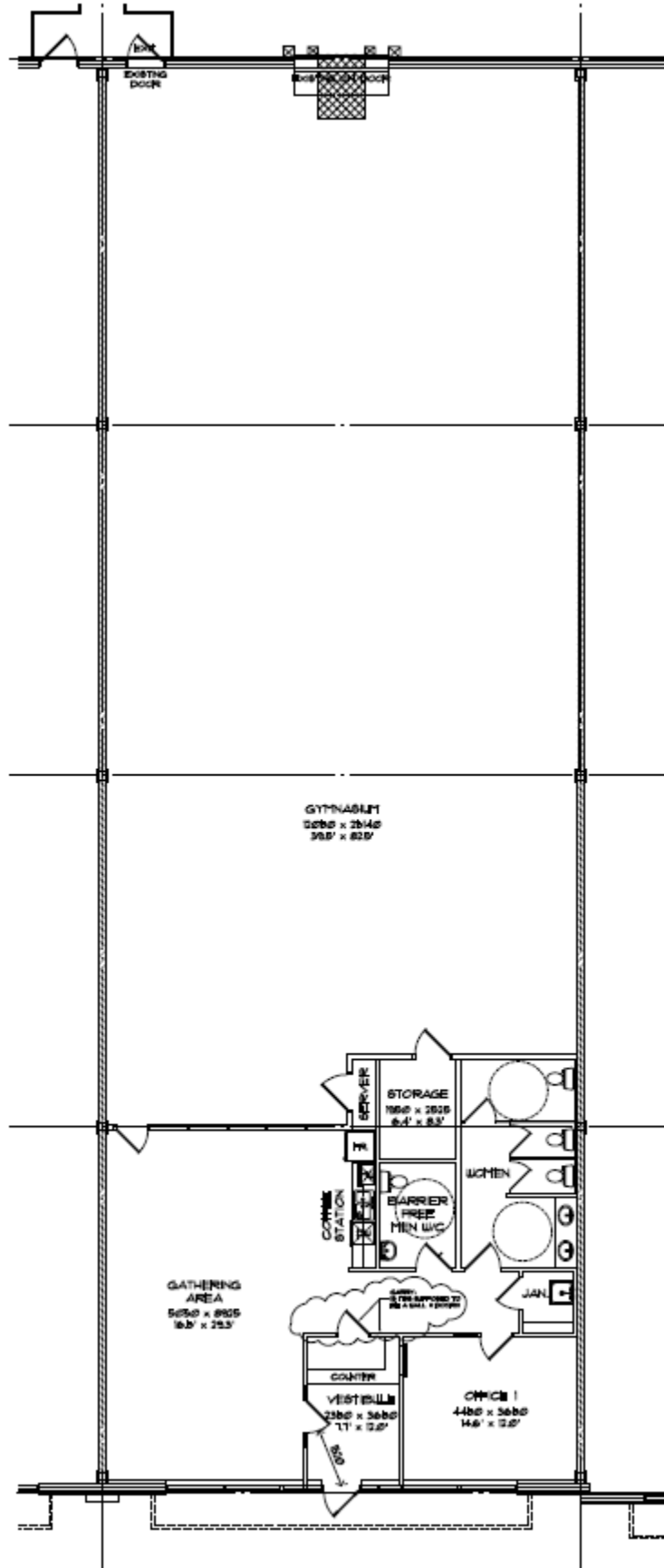
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APPROVED USES

- 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

FLOOR PLAN

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LOCATION

