FOR LEASE  PEGASUS WAREHOUSE / OFFICE

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

9,669 Square Feet

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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 Clear
LOADING: Dock; 8x10 (2) (loading ramp available)
ELECTRICAL: 400 Amps
MECHANICAL: Roof top units (2) / Unit heaters (4)
LEASE RATE: MARKET
PROPERTY TAX: $2.92 per sq. ft.
OPERATING COSTS: $2.68 per sq. ft. (2017 Budget)
AVAILABLE: Immediately
COMMENTS: New Building (2014)
Ample Parking and Loading
Modern Offices
Flexible Zoning
Kitchen/Coffee Station
Close to Hotels/Restaurants
City of Calgary Transit Bus Route #57

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