

FOR LEASE



AIRWAYS CROSSING

Bays 130/134, 5255 McCALL WAY NE CALGARY, ALBERTA

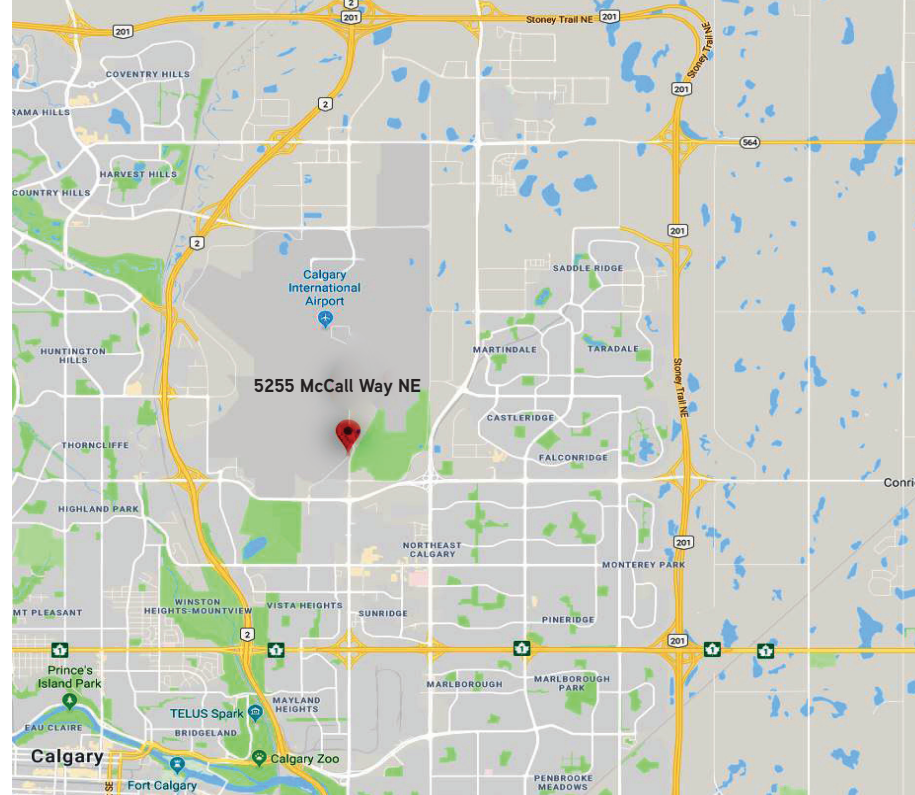
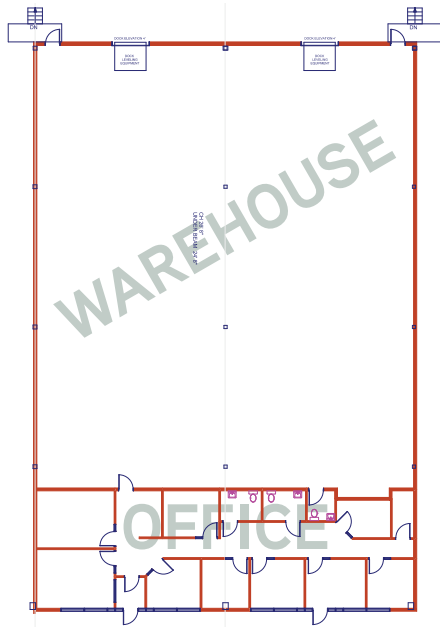
BUILDING INFORMATION

District McCall South Trade Park
Zoning Airport Light Industrial
(I-G & I-C Equivalent)
Site Size 10.3 acres
Bay Size 9,600 sq. ft.
Ceiling 24' Clear
Power 400 amps , 600 volts
Sprinkler ESFR fire protection
Loading 2 Dock and Ramp
Lighting T5HO
Parking 400 stalls
Internet Telus, Shaw, Fiber

COMMENTS

- Excellent access to McNight Blvd. & Barlow Trail NE
- Inner North Central district of McCall South Trade Park
- Ease of access to the site with five entry points
- Serviced by Calgary public transit #57
- Proximity to Calgary International Airport, Westjet Head Office
- 15 minutes from City Center
- Modern Offices

FLOOR PLAN



Base Rent	Market
CAM	\$ 2.62 per Sq. Ft.
Property Taxes	\$ 3.33 per Sq. Ft.
Term	3 - 5 Years
Inducements	Negotiable