



Palliser
Realty & Management Corp.



FOR LEASE

3700 sq. ft.

Airways

4114 - 23 Street NE
Industrial

Jeff Buziak

403-807-2183
jeff@palliserrealty.com

Palliser Realty & Management

2005 - 10th Avenue SW
Calgary AB T3C0K4
www.palliserrealty.com

Property Details



Airways

4114 - 23 Street NE

DISTRICT:	Airways
LEGAL DESCRIPTION:	Lot 8 Block 8 Plan 7410187
ZONING:	I-G
BAY SIZE:	3,700 sq. ft.
OFFICE/SHOWROOM:	700 sq. ft.
WAREHOUSE:	3,000 sq. ft.
ELECTRICAL:	200 amps – 600 volts; 200 amps – 110/208 Volts
MECHANICAL:	Office – Roof Top Unit Warehouse – Unit Heaters (2)
LOADING:	DI 12' x 14'
CEILING HEIGHT:	20' Clear
LEASE RATE:	\$13.00 per sq. ft. net
PROPERTY TAX:	\$3.11 per sq. ft. (2024 Actual)
OPERATING COST:	\$3.74 per sq. ft. (2024 Actual)
AVAILABLE:	Immediate

FEATURES

- Central NE Location – Barlow / McKnight Blvd
- Professionally managed
- Upgraded Electrical Service
- LED Lighting
- Storage Mezzanine
- Low Operating Costs



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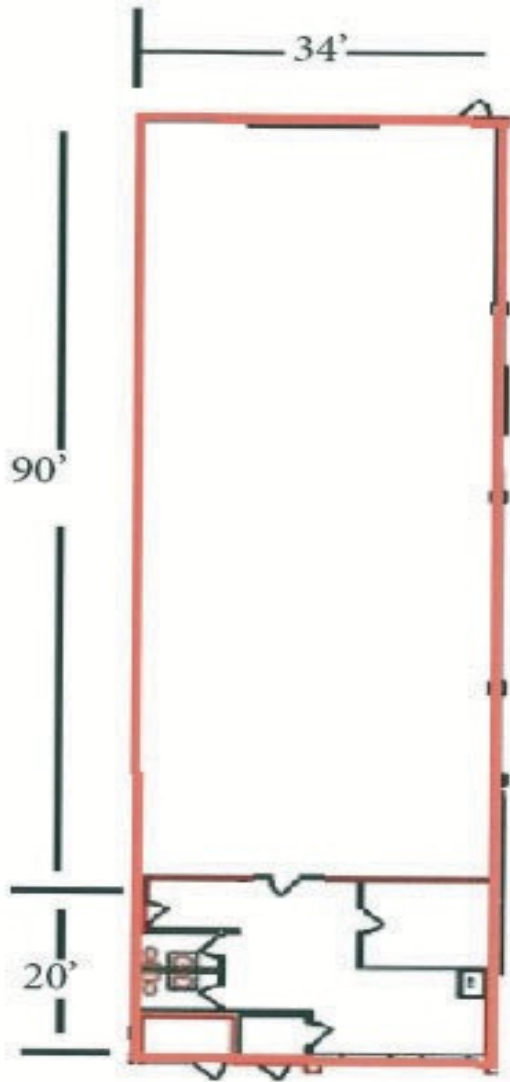
Floor Plan



Airways

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Total Rentable Square Footage: 3700 sq ft

Office: 700 sq ft
Warehouse: 3000 sq ft



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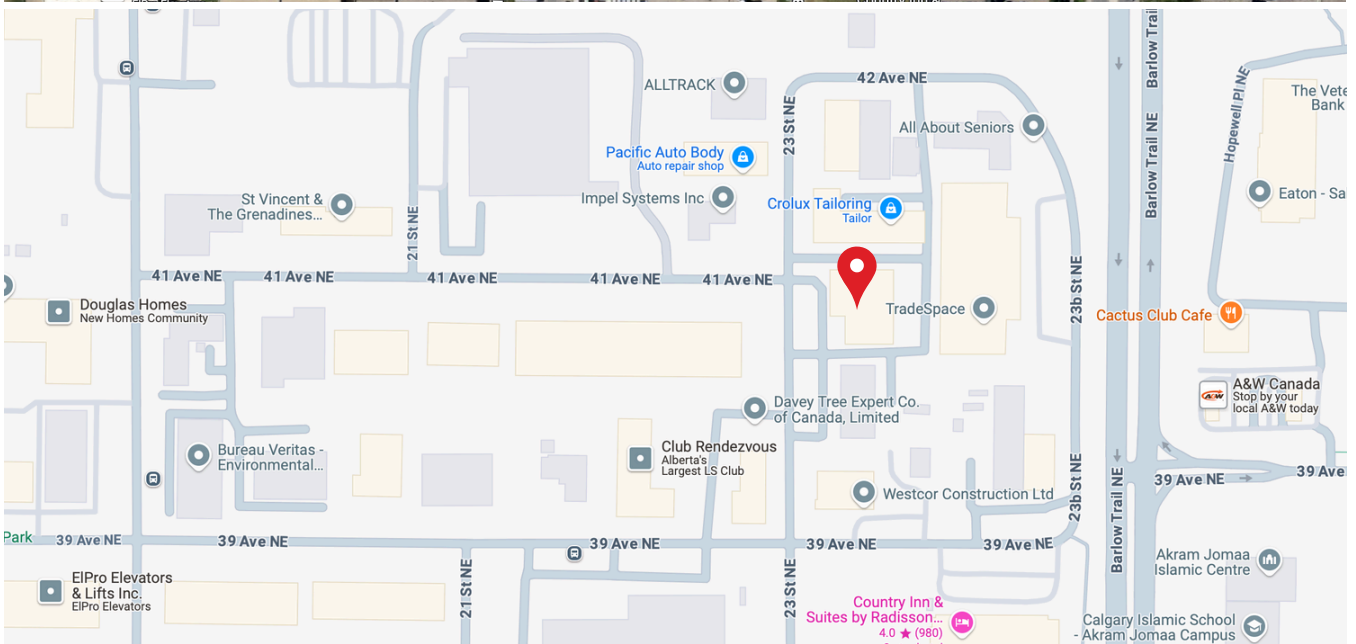
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