

For Lease

4925 Barlow Trail NE • 4950 McCall Way NE

AIRWAYS CROSSING III & IV

Industrial • Office • Retail • Commercial



- Highly Visible Location
- Generous Parking
- Close to Airport and Hotels

- Bays 4000 ft² to 6000+ ft²
- Flexible Loading
- Built to Suit Tenants Requirements



www.AirwaysCrossing.com



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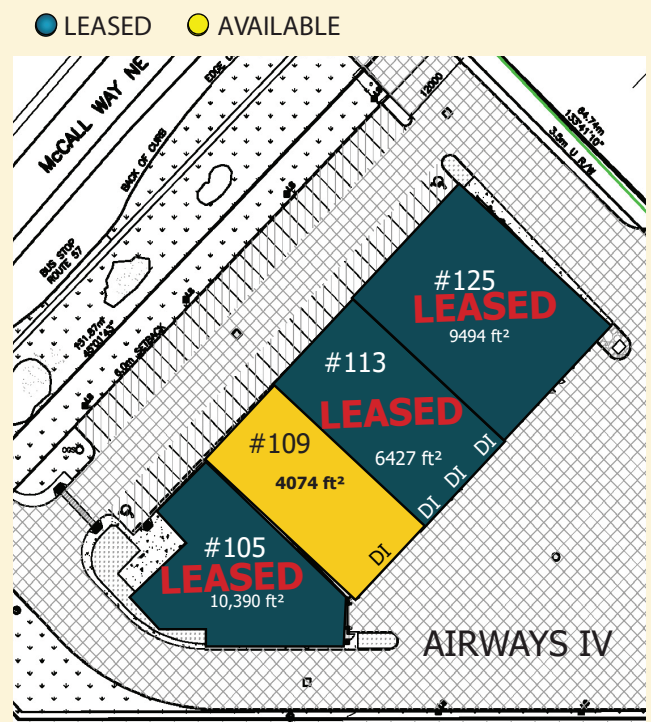
Property Highlights:

Loading:	Grade & Dock
Electrical:	208 Volt 100 Amp per bay
Ceiling Height:	25-28 ft clear
Mechanical:	RTU's, Unit Heaters, Sumps
Sprinkler System:	E.S.F.R System
Lighting:	LED
Parking:	210 Stalls ~2 stalls/1000 ft ²
Zoning:	Airport Light Industrial
Lease Rate:	Starting @ \$14/ ft ²
Tenant Build-out:	Up to 20%
Operating Costs:	2.60/ft ² (est.)
Property Taxes:	2.83/ft ² (est.)

AIRWAYS CROSSING IV

4950 McCall Way NE
30,385 ft²

Bay #	Size ft ²	Loading
125 LEASED		1 DI
113 LEASED		3 DI
109	4,074	1 DI
105 LEASED		1 DI



AIRWAYS CROSSING III

4925 Barlow Trail NE
67,722 ft²

Bay #	Size ft ²	Loading
140	5,476	2 DK
136	5,476	2 DK
132	5,051	2 DK
128	LEASED	1 DK
124	LEASED	1 DK

Bay #	Size ft ²	Loading
156	LEASED	1 DI
152	LEASED	1 DI
148	4,720	2 DI
144	5,051	1 DI
120	LEASED	2 DI
116	4,719	1 DI
112	5,007	1 DI
108	LEASED	1 DI
104	LEASED	1 DI



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