

# For Lease

#5, 2221 - 41st Avenue N.E.

## AIRWAYS

Warehouse • Office • 4,110 sqft

- Two Offices
- Waiting/Reception Area
- Dock Loading
- Heat in Office and Warehouse
- Ample Parking



- Central Location
- Nearby amenities include Marlborough Mall, restaurants, and shopping



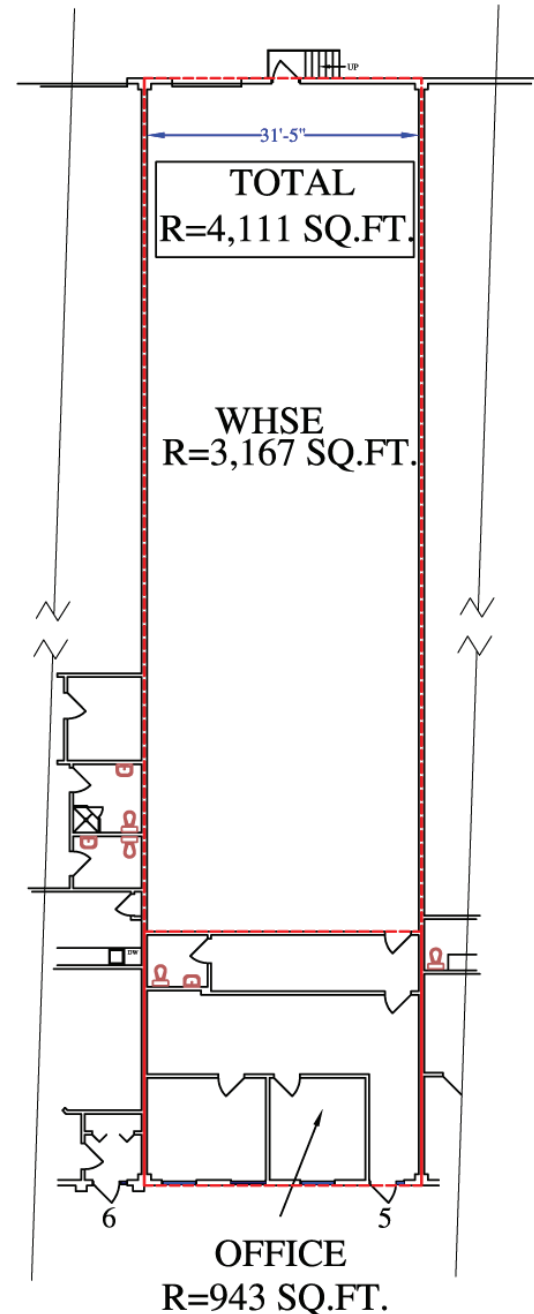
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# Property Highlights:

## #5, 2221 - 41st Avenue N.E.

|                           |                                                            |
|---------------------------|------------------------------------------------------------|
| <b>DISTRICT:</b>          | Airways Industrial Park                                    |
| <b>LEGAL DESCRIPTION:</b> | Plan 1113735; Lot 5; Block 4                               |
| <b>ZONING:</b>            | I-G                                                        |
| <b>BUILDING SIZE:</b>     | 66,000 Sq. Ft.                                             |
| <b>BAY SIZE:</b>          | 4,110 Sq. Ft.                                              |
| <b>OFFICE:</b>            | 800 Sq. Ft.                                                |
| <b>WAREHOUSE:</b>         | 3,310 Sq. Ft.                                              |
| <b>CEILING HEIGHT:</b>    | 20'                                                        |
| <b>LOADING:</b>           | 1 - 8' x 10 Dock                                           |
| <b>ELECTRICAL:</b>        | 200 AMP (TBV) 110/208 volt                                 |
| <b>MECHANICAL:</b>        | Roof Top Units in offices (2)<br>Unit Heaters in warehouse |
| <b>LEASE RATE:</b>        | \$11.00 per Sq. Ft.                                        |
| <b>OPERATING COSTS:</b>   | \$2.04 per Sq. Ft.                                         |
| <b>PROPERTY TAXES:</b>    | \$2.28 per Sq. Ft.                                         |



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